

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – NEIGHBORHOOD PANEL

A G E N D A

Regular Meeting

November 3, 2016; 3:00 pm

10th Floor Council Chambers, City Hall

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes – October 6, 2016
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. New Business

A. CA 16-698. Application By James Styles For A Certificate Of Appropriateness To Build A Detach Garage And Make Minor Modifications To The House Located At 12 VANNOY ST.

Documents:

[A. CA 16-698 BUILD GARAGE AND MODIFY HOME AT 12 VANNOY ST.PDF](#)

B. CA 16-700. Application By LS Residential LLC For A Certificate Of Appropriateness To Construct A House To Be Located At E EARLE ST (TM# 003500-08-02100).

Documents:

[B. CA 16-700 CONSTRUCT HOME AT E EARLE ST.PDF](#)

C. CA 16-701. Application By LS Residential LLC For A Certificate Of Appropriateness To Construct A House To Be Located At METROPOLITAN DR (TM# 003000-02-00300) Facing JAMES STREET.

Documents:

[C. CA 16-701 CONSTRUCT HOME AT METROPOLITAN DR FACING JAMES ST.PDF](#)

D. CA 16-702. Application By LS Residential LLC For Certificate Of Appropriateness To Construct A House To Be Located At METROPOLITAN DR (TM# 003000-02-00300) Facing JAMES STREET.

Documents:

[D. CA 16-702 CONSTRUCT HOME ON METROPOLITAN DR FACING JAMES ST.PDF](#)

E. CA 16-703. Application By LS Residential LLC For A Certificate Of Appropriateness To Construct A House To Be Located At METROPOLITAN DR (TM# 003000-02-00300) Facing JAMES STREET.

Documents:

[E. CA 16-703 CONSTRUCT HOME AT METROPOLITAN DR FACING JAMES ST.PDF](#)

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9. Informal Review

A. MD 16-738. Application By Stephen Hull For A Multi-Family Development With 4 Townhouses On 0.24 Acres Located At 8 MALLARD ST In The C-3, Regional Commercial District (TM# 008000-04-00101).

Documents:

[A. MD 16-738 5 LOT SUBDIVISION AT 8 MALLARD ST.PDF](#)

B. AX 08-2016. Application By Woodside Mill Properties, LLC To ANNEX And ZONE 12.26 Acres Located At WOODSIDE AV And E MAIN ST From I-1, Industrial District, And R-10, Single-Family Residential District (County) To PD, Planned Development District (City) (TM# 0122000300100, 0122000300600, 0122000601100, 0122000501600, 0122000501400).

Documents:

[B. AX 08-2016 ANNEXATION AND REZONING OF 12.26 ACRES AT WOODSIDE AV AND E MAIN ST.PDF](#)

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10. Other Business

11. Adjournment



**Planning Staff Report to
Design Review Board - Neighborhood
October 27, 2016
for the November 3, 2016 Public Hearing**

Docket Number: CA 16-698
Applicant: James Styles
Property Owner: STYLES JAMES V
Property Location: 12 VANNOY ST
Tax Map Number: 003600-02-00200
Proposal: Demolish and rebuild detached garage, minor modifications to house
Staff Recommendation: Approval, subject to Staff approval of final paint colors, unless presented and approved at the hearing

Staff Analysis: The applicant demolished a detached garage without proper approvals and a 'stop work' order was issued.

The applicant proposes to construct a two-car detached garage at the rear corner of the property, in the location of the prior structure. Vehicular access to the property is via a rear alley. The garage will be constructed with wood siding, wood windows and personnel door, Craftsman-style garage doors, exposed rafter tails, and architectural roof shingles all to match the main house on the property.

In addition to the garage, the applicant proposes to remove the vinyl soffit boxing on the house to restore the original exposed rafter tails, re-roof the house with black architectural roof shingles, and paint the house. A broken concrete patio and front walk will be (or has been) replaced with cobble pavers.

Applicable Design Guidelines:

HR. 1 Original Architectural details should be preserved in place whenever feasible.

- A. Avoid removing or altering any significant architectural detail.
- B. Avoid adding elements or details that were not part of the original building.
- C. Protect and maintain significant stylistic elements.
- D. All wood surfaces should be painted.

HR.18 Roof materials should be used in a manner similar to that seen historically and chosen based on their compatible appearance with a structure.

- A. Preserve original roof materials.
- B. Replacement of roof materials for and historic structure should convey a scale and texture similar to those used traditionally.
- C. Metal roofs should be applied and detailed in a manner that is compatible with the historic character and does not distract from the historic appearance of the building.

AR.8 Building materials for new construction should be similar to materials seen historically.

- A. Maintain the existing range of exterior wall materials found in the historic district.
- B. Exterior wood finishes should appear similar to those used historically.
- C. Masonry should appear similar to that used historically.

- D. Materials should be applied in a manner similar to that used historically.
- B. Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
- C. Roof Materials should be composite shingles and convey a scale and texture similar to that used historically.

AR.9 A new building should be visually compatible with historic structures in the area.

- A. A new building should not be designed to look old.
- B. Using contemporary interpretations of historic styles are encouraged for new buildings.
- C. New architectural details should relate to comparable historic elements in general size, shape, scale and finish.
- D. Where a deck is used, it should be unobtrusive, as seen from the street.
- E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
- F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.

AR. 10 The visual impacts of parking should be minimized.

- A. A parking pad, carport or garage should be located to the side or rear of a lot, and detached from the main structure.
- B. Although it is not encouraged, where a garage or carport must be “attached” to the primary structure, consider the following options: locate the garage or carport at least ten feet behind the front of the main structure; a garage and the garage doors should not be visually overpowering to the main structure – it should be detailed similar to that of the main structure; a carport should have a painted, non-metallic finish – consider a carport constructed from wood.
- C. Minimize the visual impact of parking areas.

AR. 14 A new outbuilding should be subordinate to the primary structure on a site.

- A. Locate an outbuilding to the rear of a lot.
- B. Construct an outbuilding that is subordinate in size and character with the primary structure.
- C. An outbuilding should be similar in character to those seen traditionally.
- D. Maintain the simple detailing found on outbuildings.

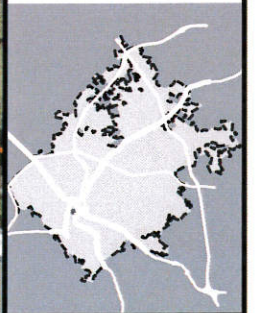
12 Vannoy St - Aerial



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City Limit Boundary

Parcels



Application #	CA 16-698	Fees Paid	150.00
Date Received:	10/3/16	Accepted by	KJ
DRB Review:		Staff Review:	
Date deemed complete		App	Deny Conditions



**Application For
Certificate of Appropriateness –
Neighborhood Design Panel**

(For Properties in any Preservation Overlay District, except the West End Preservation Overlay District*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>James Styles</u>	<u>James Styles</u>
ADDRESS:	<u>12 Vannoy St</u> <u>Greenville SC 29601</u>	
PHONE:	<u>864-430-6006</u>	
FAX:	<u>864-269-7082</u>	
EMAIL:	<u>jstyles@earthlink.net</u>	<u>mdemarski@yahoo.com</u>

Property Information

STREET ADDRESS: 12 Vannoy St DEED BOOK/PAGE _____

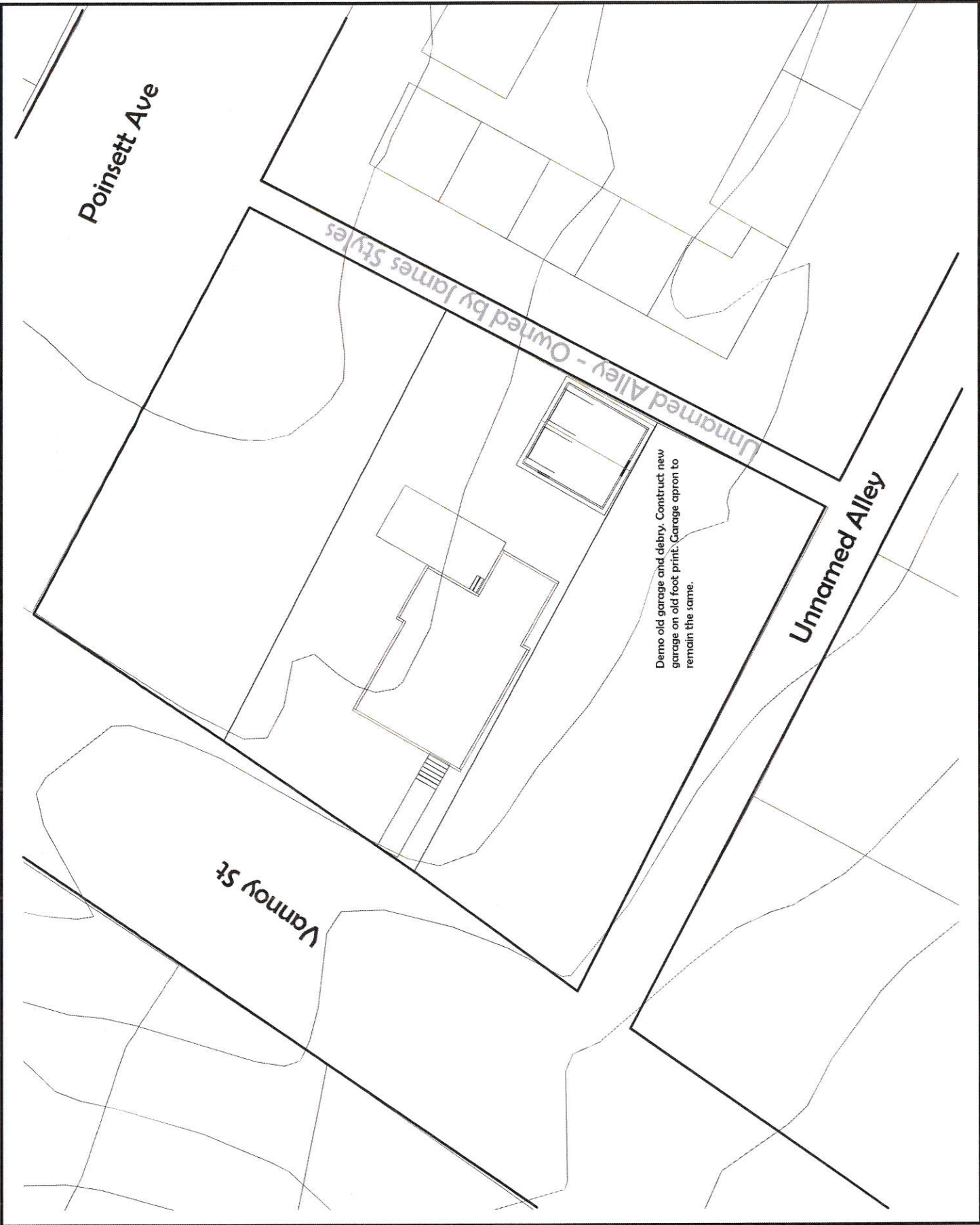
TAX PARCEL #: 0036000200200 ZONING DESIGNATION: Residential

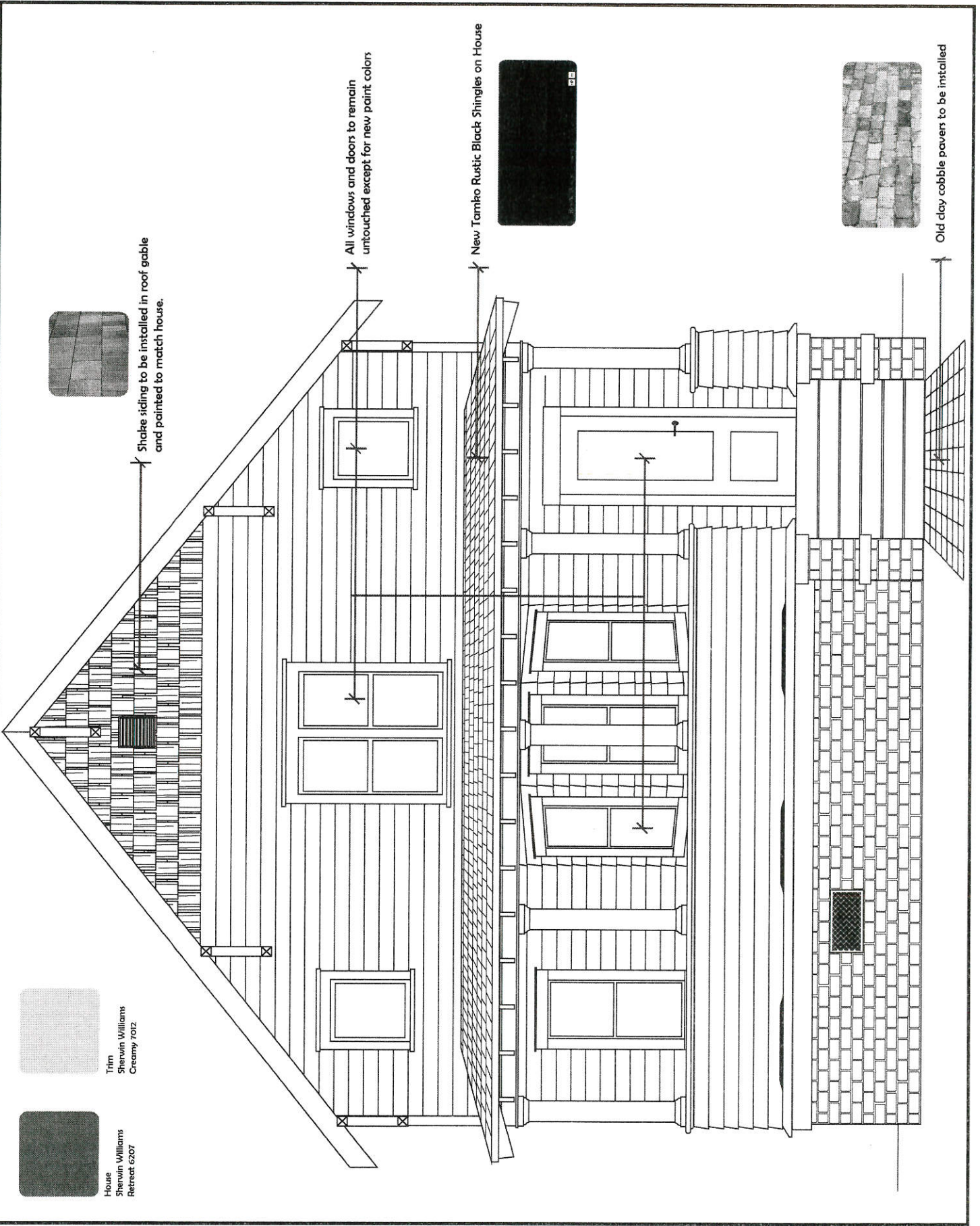
WHICH PRESERVATION DISTRICT? West End NATIONAL REGISTER? no

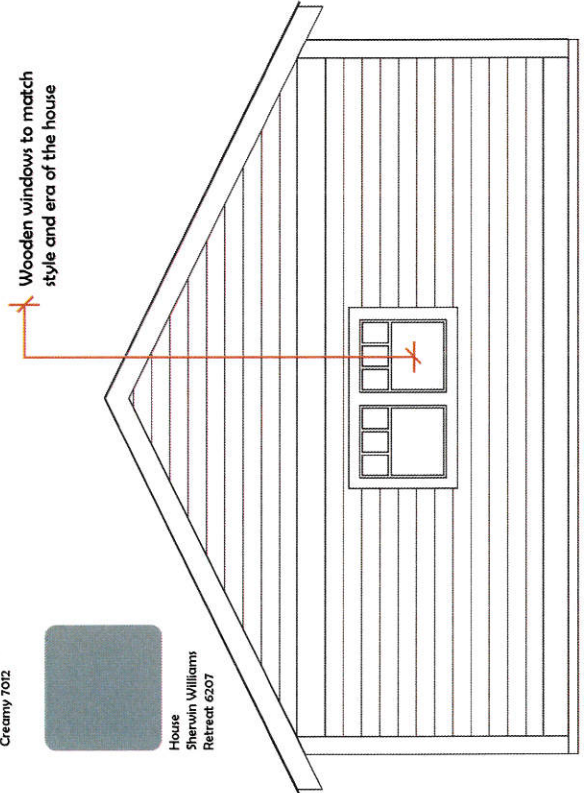
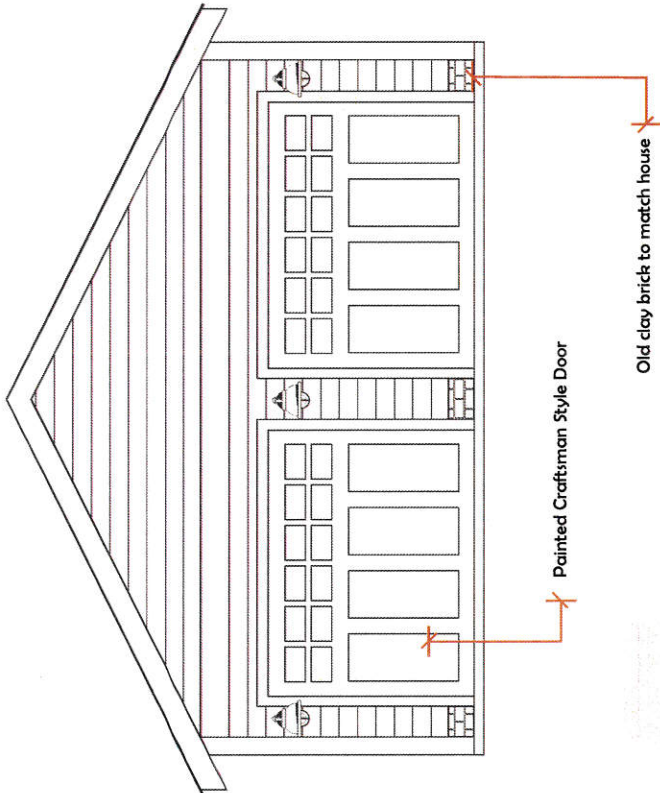
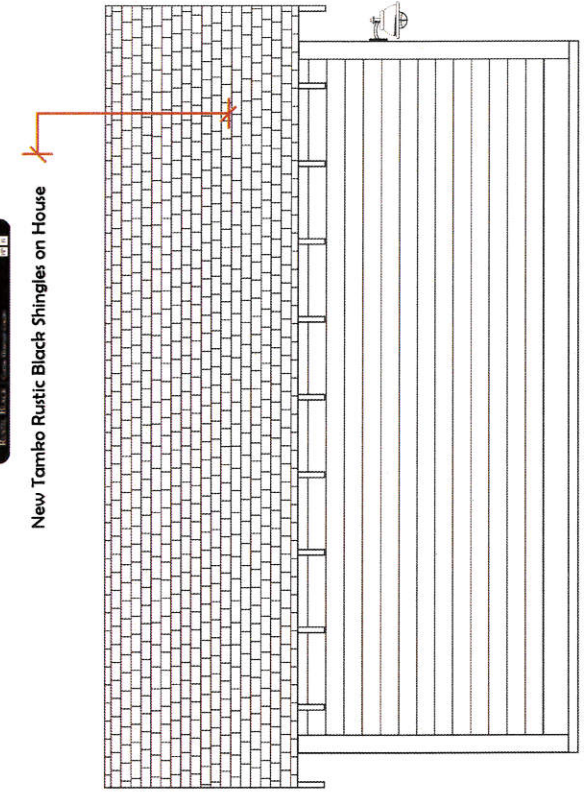
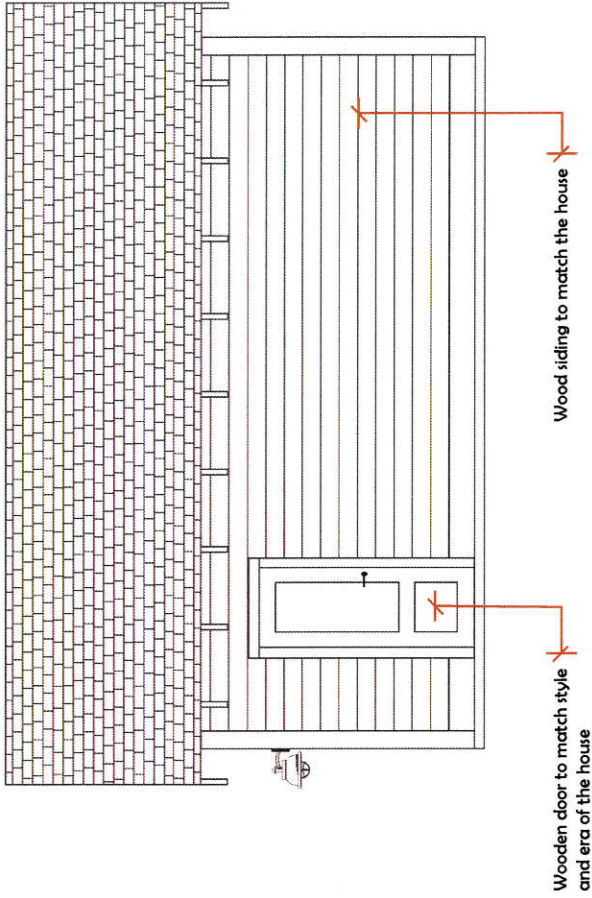
Description Of Request

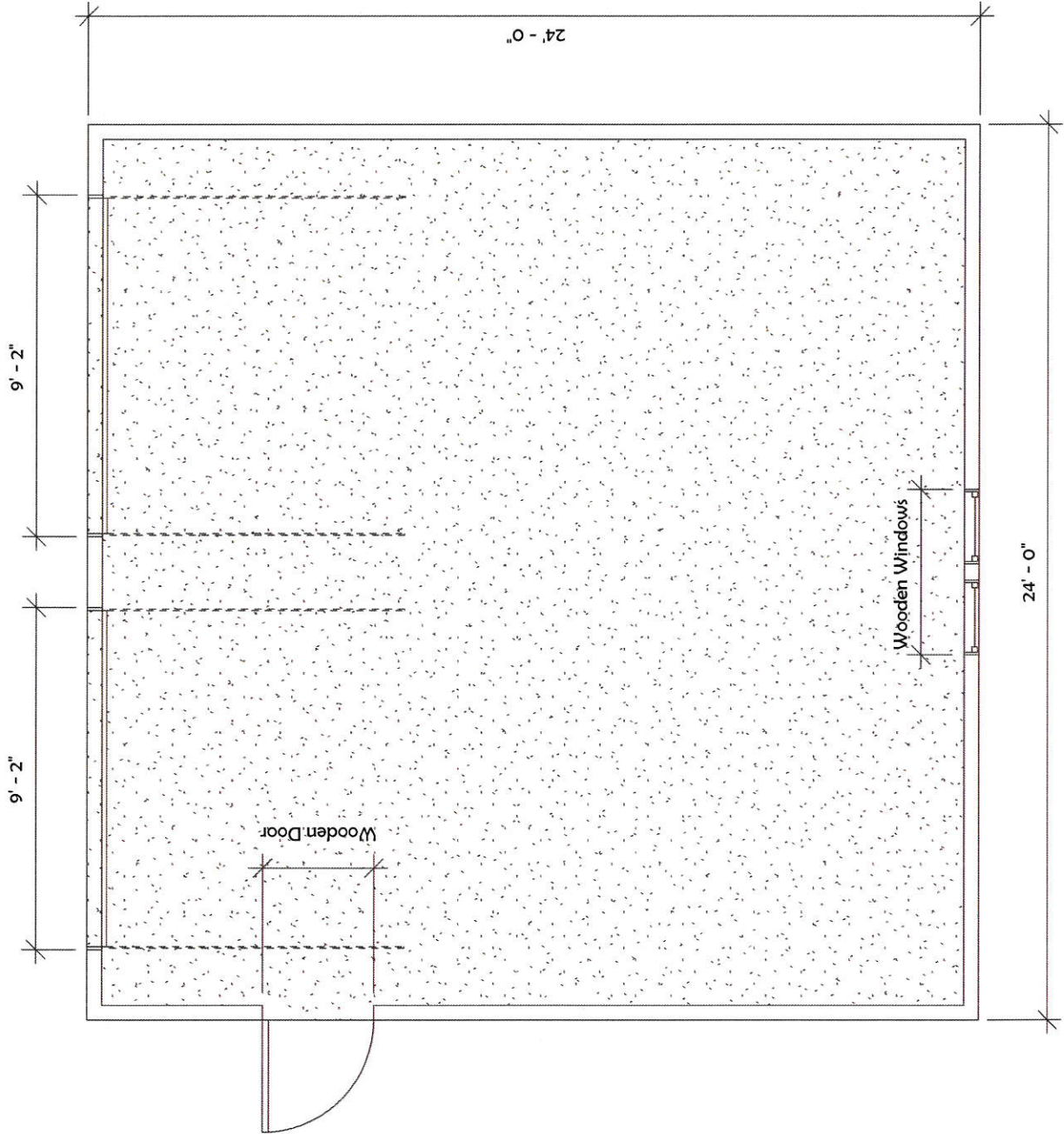
- * Request to demo and reconstruct detach garage to match house design open rafter tails, wood siding
- Reroof house per hail damage using black architectural shingles
- Demo vinyl siding boxing to original house design and paint
- Demo concrete broken patio and lay old belgard cambridge cobble pavers
- Repaint house

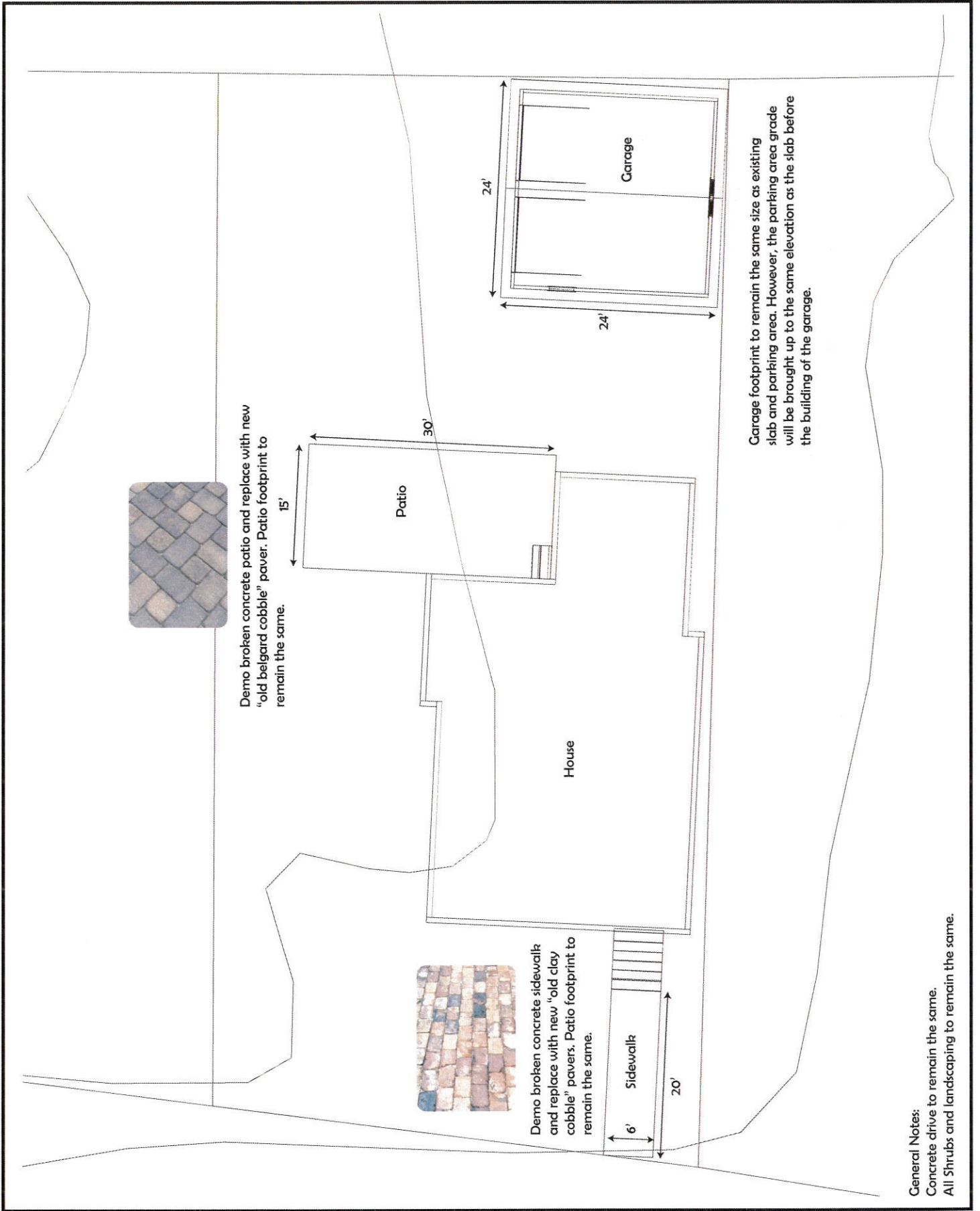
* Applicable districts are: Col. Elias Earle, East Park Avenue, Hampton-Pinckney, Heritage, Pettigru, and Overbrook.













**Planning Staff Report to
Design Review Board - Neighborhood
October 27, 2016**
for the November 3, 2016 Public Hearing

Docket Number: CA 16-700

Applicant: LS Residential LLC

Property Owner: LR PARTNERSHIP I LLC

Property Location: E EARLE ST

Tax Map Number: 003500-08-02100

Proposal: Construct a house

Staff Recommendation: Approval, subject to the following conditions:

1. Additional windows to be included on the side elevations in Bedrooms 2 and 3;
2. All windows to be at least simulated divided lite, wood or metal-clad wood; and
3. Staff to approve window selection and placement.

Staff Analysis: The applicant proposes to construct a two-story house on the last residentially-zoned parcel on the northeast end of East Earle Street.

The house design is reminiscent of a traditional four-square from the front façade, with center entry flanked by single windows. A hip-roofed gable and front porch are proposed. Brick foundation and porch piers, support fiber cement horizontal siding and trim. Vinyl soffit and fascia trim is proposed, as well as vinyl 2/2 windows. Wrought iron railing is proposed on the front and side porches. A side-opening attached garage is located at the rear of the house and is recessed from the primary side elevation of the house.

At staff's request, applicant has increased the depth of the roof overhangs, provided information on detail of porch railing, and evaluated the arrangement of windows on the side elevations.

Applicable Design Guidelines:

AR. 1 Maintain the line of building fronts in a block.

- A. A building should fit within the range of yard dimensions seen in the block.
- B. Maintain the uniform spacing of side yards.

AR. 2 Orient the front of a building to the street.

- A. Orient the front of a house to the street and clearly identify the front door.
- B. The use of a porch is encouraged in any residential development.
- C. Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

AR.3 Maintain the traditional character of a front yard.

- A. Use a grass lawn in the front yard.
- B. If a fence or wall is to be used in a front yard, then it should be low to the ground and have a transparent quality, allowing views into the yard.
- C. A fence may be used to define a side or rear yard.

- D. Reduce water pressure on retaining walls by improving drainage behind them.
- E. For a new retaining wall, use materials similar to those seen historically.
- F. Minimize the height of a retaining wall.

AR. 4 Minimize the visual impacts of exterior lighting.

- A. Use lighting for the following: to accent architectural details, to accent building entrances, to illuminate sidewalks, to accent signs.
- B. Exterior lights should be simple in character.
- C. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.
- D. Minimize the visual impacts of site and architectural lighting.

AR. 5 Minimize the visual impacts of mechanical equipment and service areas as seen from the public way.

- A. Screen mechanical equipment from view.
- B. Do not locate utility connections and service boxes on the primary façade.
- C. A service area should not be visible from a public way.
- D. Trash storage should be designed to be secure from animals.

AR.6 A new building should appear similar in scale to traditional single family houses.

- A. New construction should appear similar in mass and scale to nearby historic structures.
- B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
- C. On larger structures, subdivide larger masses into smaller “modules” that are similar in size to single-family residences seen traditionally.

AR.7 The form of a new building should be similar to those seen traditionally in the historic district.

- A. Use building forms similar to those found traditionally in a district.
- B. Use traditional roof forms.
- C. The number and size of the dormers should be limited on a roof, such that the primary roof form remains dominant
- D. Roofs should be similar in scale to those used historically on comparable buildings.

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Vacant lot on Earle St - Aerial



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City Limit Boundary
 Parcels



Application #	CA-16-700	Fees Paid	150
Date Received:	10/3	Accepted by	SH
DRB Review:		Staff Review:	
Date deemed complete		App	Deny
		Conditions	



Application for Certificate of Appropriateness – Neighborhood Design Panel

(For Properties in any Preservation Overlay District, except the West End Preservation Overlay District*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	LS Residential, LLC	LR Partnership, LLC
ADDRESS:	3101 S. Hwy 14, #2 Greenville, SC 29615	P.O. Box 2448, Greenville SC 29602
PHONE:	864-213-6248	864-423-3275
FAX:	864-631-1129	864-298-0459
EMAIL:	Blazarus@LShomes.com	TmF@MagnoliaPropertyGroup.com

Property Information

STREET ADDRESS: TBD TAX PARCEL #: 0035000802100

ZONING DESIGNATION: R-6

WHICH PRESERVATION DISTRICT? Earle St. HD NATIONAL REGISTER? No

Description Of Request

Applicant is requesting design approval for house to be constructed on vacant lot within the Colonel Elias Earle Historic District

* Applicable districts are: Col. Elias Earle, East Park Avenue, Hampton-Pinckney, Heritage, Pettigru, and Overbrook.

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

COLOR/MATERIAL SELECTIONS
EARLE STREET #1

VENDOR LIST/EXTERIOR SELECTIONS - EARLE STREET #1 - 9/30/16

<u>ITEM</u>	<u>MANUFACTURER</u>	<u>FINISH COLOR</u>	<u>NOTES</u>
BRICK - VENEER (FOUNDATION IF HARDI SIDING)	BORAL BRICKS	HIGHLAND CREST - QUEEN	FOUNDATION BRICK
HARDI BOARD/CONCRETE SIDING - PAINT COLOR	SHERWIN WILLIAMS	REALISTIC BEIGE - SW6078	MAIN BODY
ROOFING - SHINGLES	PINNACLE	BLACK SHADOW	35 YR. ARCHITECTURAL SHINGLE
TRIM - FACIA/SOFFITS	CERTAINTED	SILVER ASH	MAINTENANCE FREE MAINSTREET VINYL
PORCH POSTS AND OTHER PAINTABLE EXTERIOR TRIM	SHERWIN WILLIAMS	EXTRA WHITE - SW 7006	
PORCH RAILING	CUSTOM IRON	BLACK	
WINDOWS	PLY GEM	WHITE	VINYL - DOUBLE PANE - LOW E
PORCH AND DRIVEWAY SURFACES	CONCRETE	LIGHT GREY	BRUSHED W/EXPANSION JOINTS



Boral Bricks

highland crest queen

A vertical, narrow, and heavily textured strip of material, possibly a piece of fabric or paper, showing significant wear, discoloration, and a mottled pattern of brown, tan, and grey. The texture appears fibrous and uneven, with darker, more saturated areas interspersed with lighter, more worn sections. The overall appearance is aged and distressed.

Realist Beige

FN79
SW 6078

SILVER RSH

MAINSTREETTM

Siding

CertainTeed

Quality made certain. Satisfaction guaranteed. TM © 2000-99



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- Premium quality and long lasting performance
- An unprecedented 35-year limited warranty
- Distinctive wood-shake appearance
- Over-sized dimensions mean fewer shingles per square
- Full random cuts prevent undesirable patterning
- Superior wind resistance - up to 80 mph wind limited warranty
- All-weather application
- Algae Resistant - Most Colors



Trim Whites T6



Hollingsworth Park

Extra White

SW 7000

1 Trim



THE
FINISHING
TOUCH

11-03-033

Window Trim - White Ply Gem

FRONT OF LOT - STREET VIEW - EAGLE STREET #1



SAMPLE HOME NEAR EARLE STREET #.1



SAMPLE HOMES NEAR EARLE STREET #1



Across Street Eagle Street #1



WINDOW SCHEDULE

CALLER SIZE MIN. ROUGH OPENING NOTES

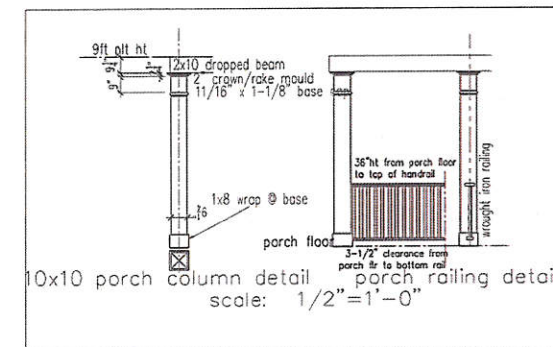
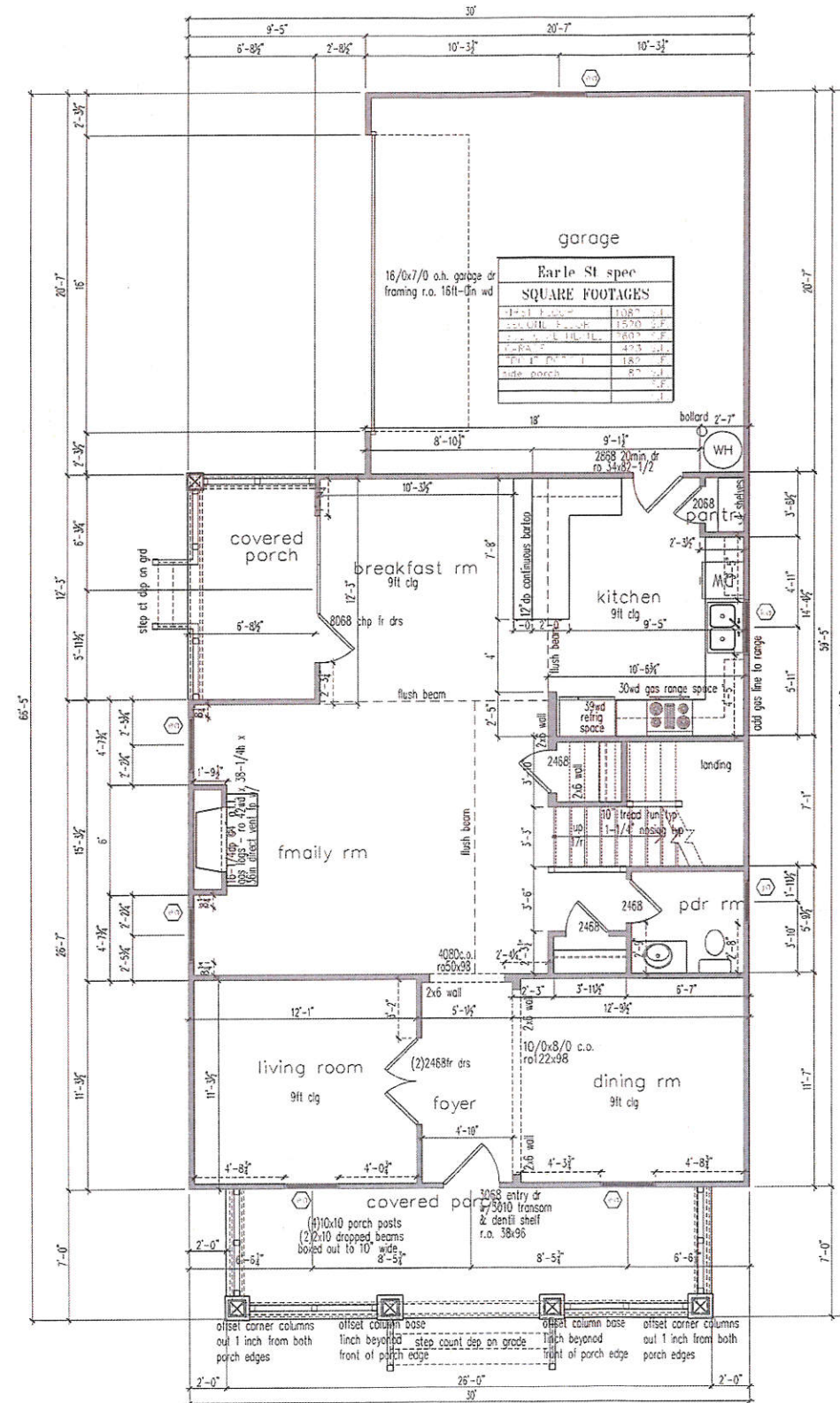
1-4 x 4-0sh	28" w x 48" h	
3-0x6-0 sh	36" w x 72" h	
3-0x7-0sh	36" w x 84" h	
2-0x4-0twin sh	48in wid x 48in h	
3-0x5-0 sh	36" w x 60" h	
2-0 x 3-0sh	24" w x 36" h	

issued
review

DATED:

for

1st flr plan view
scale: 1/4"=1'-0"



LS
Residential, LLC
301 N. FISHAW 4th FLOOR, SUITE 400
PHOENIX, AZ 85004

1st flr plan view

Earle St spec - lot 1

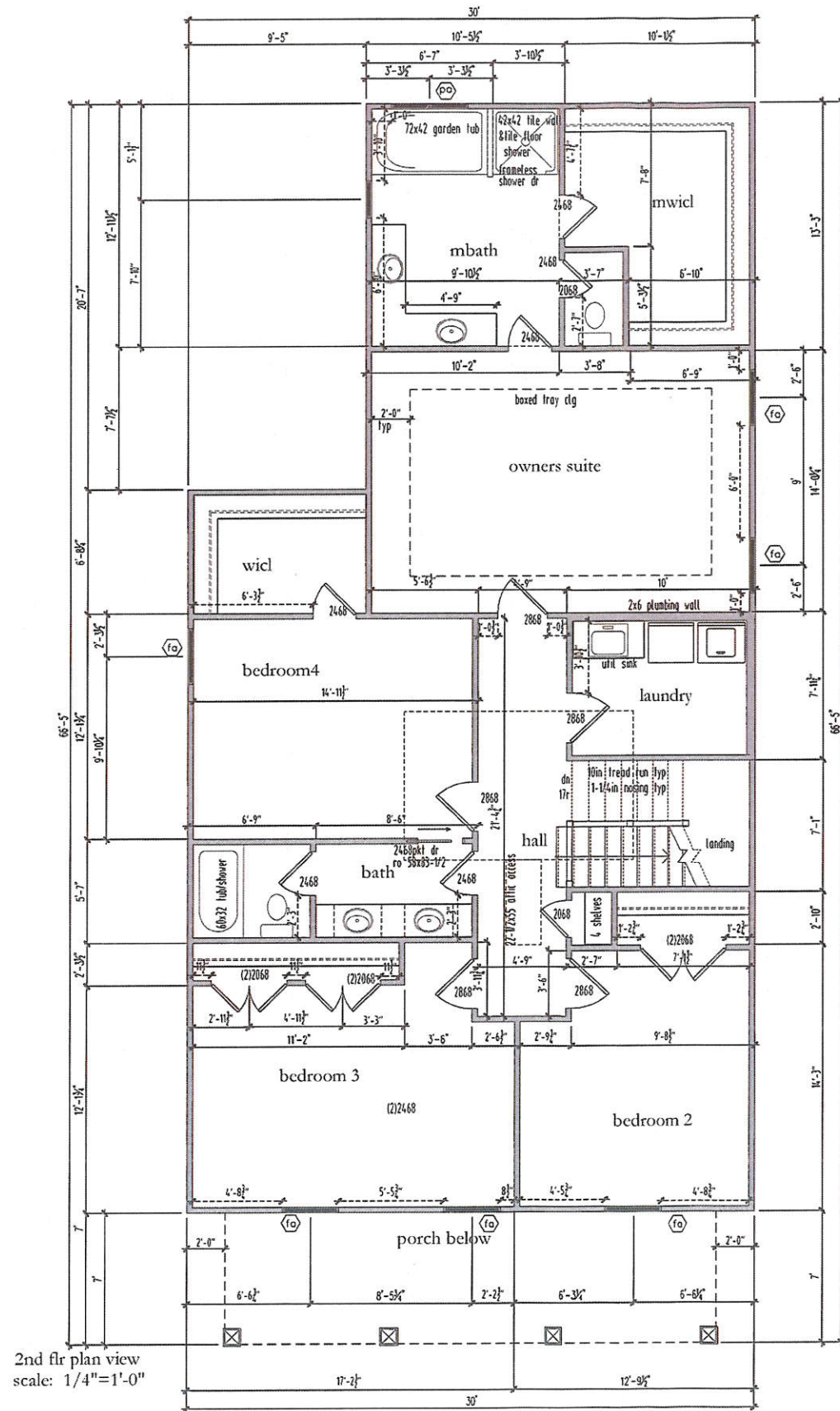
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16-700

10/19/16

Issued for review

DATED:



2nd flr plan view
scale: 1/4"=1'-0"

BUILDER GROUP:

LSResidential, LLC

3101 S. HIGHWAY 14, #12...GREENVILLE, SC 29615
PHONE: (864) 675-6071

PLAN INFORMATION:

2nd flr plan view

Earle St spec - lot 1

REVISION CHANGES:

REV. NO.	REV. DATE
1	
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
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REV. NO.	REV.
REV. NO.	REV.

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF LS RESIDENTIAL, LLC AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LS RESIDENTIAL, LLC

CUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBD. COLLECTION:

offsite

START DATE:

8-11-16

DRAWN BY:

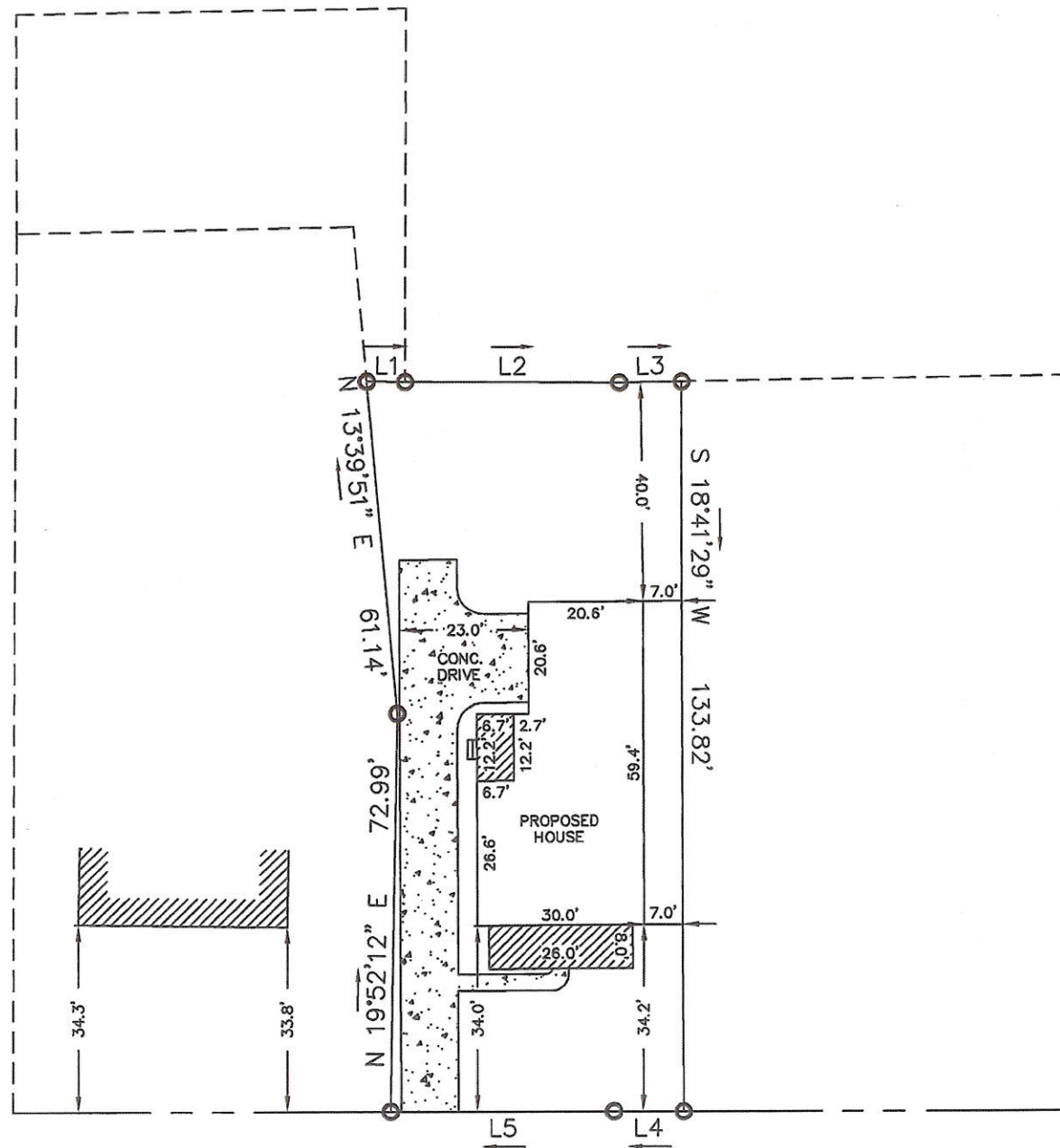
tmb

SCALE:

1/4"=1'-0"

SHEET NO:

a3 OF 4



EAST EARLE STREET
(60' R/W)

THIS IS NOT A SURVEY

SURVEYOR'S NOTES:

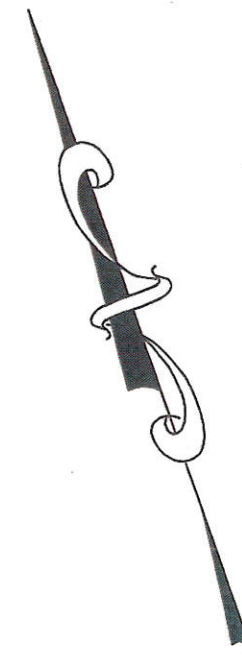
- 1) THIS IS A PLOT PLAN ONLY. NOT FOR RECORDATION. NO FIELD SURVEY CONDUCTED.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- 3) SEE SUBDIVISION PLAT RECORDED IN BOOK 1125 PAGE 62 & IN BOOK 1235 PAGE 66 FOR ADDITIONAL NOTES.

LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE

LAND AREA

7,048 SQ.FT.
0.16 ACRES



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BMB

REF. PLAT BOOK: 1225-62 & 1235-66

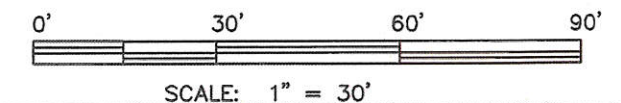
REF. DEED BOOK: 2477-5497

TAX MAP : 0035000802100

DATE DRAWN: 8-30-2016

DRAWING NO: 67448

DATE OF LAST REVISION:



NOT FOR RECORDATION

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE

PARCEL 1
PLOT PLAN FOR
LS RESIDENTIAL, LLC

SITE ADDRESS:
E. EARLE STREET
GREENVILLE, SC 29609

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.90'	S 70°23'00" E
L2	38.30'	S 70°43'55" E
L3	11.25'	S 71°51'55" E
L4	12.57'	N 70°50'27" W
L5	40.02'	N 70°59'28" W



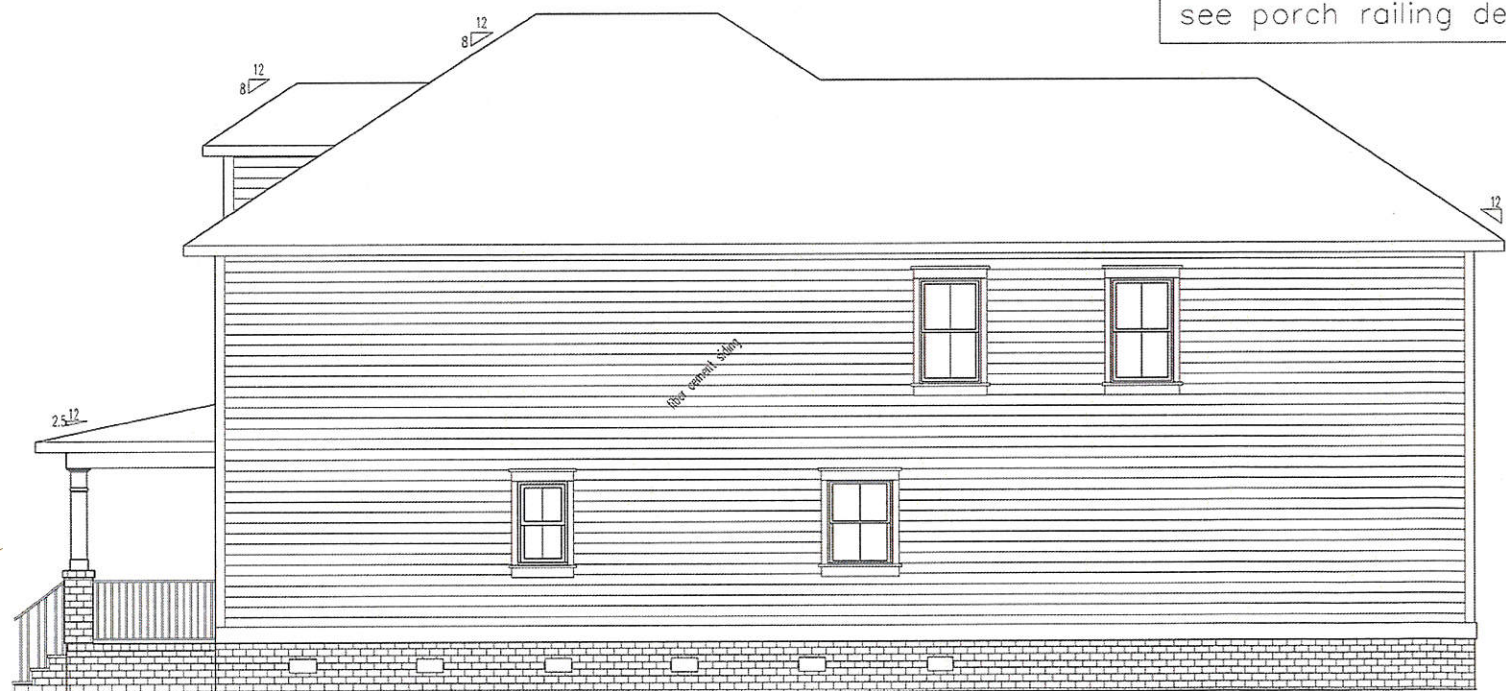
front elevation
scale: 1/4"=1'-0"

wrought iron railing



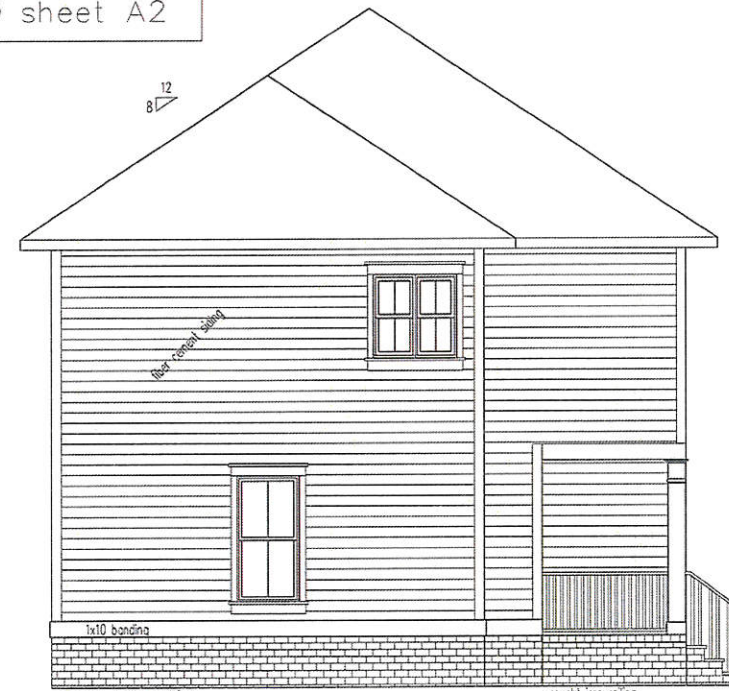
left elevation
scale: 1/4"=1'-0"

wrought iron railing on porches
18inch overhangs & outlookers (except dormers)
SDL windows
see porch railing detail @ sheet A2



right elevation
scale: 1/4"=1'-0"

wrought iron railing



rear elevation
scale: 1/4"=1'-0"

wrought iron railing

Issued for
review

DATED:

elevations

Earle Street spec-lot1

REV. NO.	REV. DATE
1	
2	
3	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.

NOTES:
1. THE FRONT PORCH IS TO BE
CONSTRUCTED WITH 4" X 6" POSTS
AND 2" X 4" RAILINGS. THE
RAILINGS ARE TO BE 18" HIGH
AND 4" DIA. THE POSTS ARE TO BE
4" DIA. AND 8' ON CENTER.

OFFSITE

8-11-16

tmb

1/1"=1'-0"

4

a1 OF 4

LS
Residential, LLC
501 S. 4th St., #200, PUEBLO, CO 81001
TEL: 719.564.5751



**Planning Staff Report to
Design Review Board - Neighborhood
October 27, 2016
for the November 3, 2016 Public Hearing**

Docket Number: CA 16-701
Applicant: LS Residential LLC
Property Owner: CHANCE METRO PROPERTIES LLC
Property Location: METROPOLITAN DR (JAMES STREET)
Tax Map Number: 003000-02-00300
Proposal: Construct a house
Staff Recommendation: Approval, subject to the following conditions:

1. Additional windows to be included on the right side elevation in Bedrooms 3 and 4;
2. All windows to be at least simulated divided lite, wood or metal-clad wood; and
3. Staff to approve window selection and placement.

Background: The subject property is one of three lots recently created from a parcel of land fronting on Metropolitan Drive. The three lots are oriented to James Street. During the subdivision process, the property owner agreed to subject the houses on these lots to compliance with *Design Guidelines for Preservation Overlay Districts* and the process for certificates of appropriateness.

Staff Analysis: This application is for house #1 on the attached site plan, located next to Metropolitan Drive/Pete Hollis Boulevard. The house is sited to align with the adjacent houses. The house will also be evaluated for compliance with the Single-Family Infill Standards during the permit review process.

The proposed house is two-stories with an attached garage. The house includes four-sided brick elevations with side-facing gable primary roof structure. Front and rear facing secondary gables are included. Front and side gables will be clad in staggered fiber cement shake. A front porch with square columns and wood railing is planned. Vinyl soffit and fascia trim is proposed, as well as vinyl 4/4 windows. A side-opening attached garage is located at the rear of the house and is recessed from the primary side elevation of the house.

At staff's request, applicant has flipped the houses on lots 1 and 2, increased the depth of the roof overhangs, provided information on detail of porch railing, increased the depth of front porch to 8', varied window grid pattern among the three houses, and evaluated the arrangement of windows on the side elevations.

Applicable Design Guidelines:

AR. 1 Maintain the line of building fronts in a block.

- A. A building should fit within the range of yard dimensions seen in the block.
- B. Maintain the uniform spacing of side yards.

AR. 2 Orient the front of a building to the street.

- A. Orient the front of a house to the street and clearly identify the front door.
- B. The use of a porch is encouraged in any residential development.
- C. Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

AR.3 Maintain the traditional character of a front yard.

- A. Use a grass lawn in the front yard.
- B. If a fence or wall is to be used in a front yard, then it should be low to the ground and have a transparent quality, allowing views into the yard.
- C. A fence may be used to define a side or rear yard.
- D. Reduce water pressure on retaining walls by improving drainage behind them.
- E. For a new retaining wall, use materials similar to those seen historically.
- F. Minimize the height of a retaining wall.

AR. 4 Minimize the visual impacts of exterior lighting.

- A. Use lighting for the following: to accent architectural details, to accent building entrances, to illuminate sidewalks, to accent signs.
- B. Exterior lights should be simple in character.
- C. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.
- D. Minimize the visual impacts of site and architectural lighting.

AR. 5 Minimize the visual impacts of mechanical equipment and service areas as seen from the public way.

- A. Screen mechanical equipment from view.
- B. Do not locate utility connections and service boxes on the primary façade.
- C. A service area should not be visible from a public way.
- D. Trash storage should be designed to be secure from animals.

AR.6 A new building should appear similar in scale to traditional single family houses.

- A. New construction should appear similar in mass and scale to nearby historic structures.
- B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
- C. On larger structures, subdivide larger masses into smaller "modules" that are similar in size to single-family residences seen traditionally.

AR.7 The form of a new building should be similar to those seen traditionally in the historic district.

- A. Use building forms similar to those found traditionally in a district.
- B. Use traditional roof forms.
- C. The number and size of the dormers should be limited on a roof, such that the primary roof form remains dominant
- D. Roofs should be similar in scale to those used historically on comparable buildings.

AR.8 Building materials for new construction should be similar to materials seen historically.

- A. Maintain the existing range of exterior wall materials found in the historic district.
- B. Exterior wood finishes should appear similar to those used historically.
- C. Masonry should appear similar to that used historically.
- D. Materials should be applied in a manner similar to that used historically.

- E. Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
- F. Roof Materials should be composite shingles and convey a scale and texture similar to that used historically.

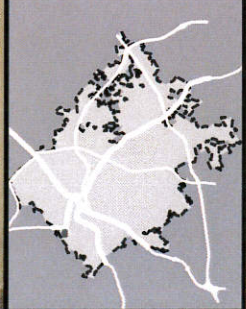
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- A. A new building should not be designed to look old.
- B. Using contemporary interpretations of historic styles are encouraged for new buildings.
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- D. Where a deck is used, it should be unobtrusive, as seen from the street.
- E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
- F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.

AR. 10 The visual impacts of parking should be minimized.

- A. A parking pad, carport or garage should be located to the side or rear of a lot, and detached from the main structure.
- B. Although it is not encouraged, where a garage or carport must be “attached” to the primary structure, consider the following options: locate the garage or carport at least ten feet behind the front of the main structure; a garage and the garage doors should not be visually overpowering to the main structure – it should be detailed similar to that of the main structure; a carport should have a painted, non-metallic finish – consider a carport constructed from wood.
- C. Minimize the visual impact of parking areas.

Vacant lot on James St - Aerial



City Limit Boundary



Parcels



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Application #	CA 16-701	Fees Paid	150
Date Received:	10-3	Accepted by	SA
DRB Review:		Staff Review:	
Date deemed complete		App	Deny
		Conditions	



Application for Certificate of Appropriateness – Neighborhood Design Panel

(For Properties in any Preservation Overlay District, except the West End Preservation Overlay District*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	LS Residential, LLC	Chance Metro Properties, LLC
ADDRESS:	3101 S. Hwy 14, #2 Greenville, SC 29615	411 River Street Ste 402, Greenville, SC 29601
PHONE:	864-213-6248	864-420-1371
FAX:	864-631-1129	864-232-0160
EMAIL:	Blazarus@LSHomes.com	schance@rentlylinkdev.com

Property Information

STREET ADDRESS: TBD TAX PARCEL #: 0030000200300

ZONING DESIGNATION: RDV

WHICH PRESERVATION DISTRICT? Earle St HD NATIONAL REGISTER? No

Description Of Request

Applicant is requesting design approval for house to be
constructed on vacant lot within the Colonel Elias Earle Historic District

* Applicable districts are: Col. Elias Earle, East Park Avenue, Hampton-Pinckney, Heritage, Pettigru, and Overbrook.

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

COLOR/MATERIAL SELECTIONS

JAMES STREET ~~#2~~

#1

VENDOR LIST/EXTERIOR SELECTIONS - JAMES STREET #2 - 9/30/16

<u>ITEM</u>	<u>MANUFACTURER</u>	<u>FINISH COLOR</u>	<u>NOTES</u>
BRICK - VENEER (FOUNDATION IF HARDI SIDING)	STATESVILLE BRICK	OYSTER BAY -TUMBLED	FULL BRICK VENEER
ROOFING - SHINGLES	PINNACLE	WEATHERED WOOD	35 YR. ARCHITECTURAL SHINGLE
TRIM - FACIA/SOFFITS	CERTAINTEEED	SAVANNAH WICKER	MAINTENANCE FREE MAINSTREET VINYL
PORCH POSTS AND OTHER PAINTABLE EXTERIOR TRIM	SHERWIN WILLIAMS	MAISON BLANCHE - SW7526	
PORCH RAILING			N/A
WINDOWS	PLY GEM	WHITE	VINYL - DOUBLE PANE - LOW E
PORCH AND DRIVEWAY SURFACES	CONCRETE	LIGHT GREY	BRUSHED W/EXPANSION JOINTS



Oyster Bay

"Authentic Tumbled"

Available in: Oyster Bay

Queen

Modular

Course





ATLAS ROOFING
CORPORATION
MADE IN U.S.A.

PINNACLE

DISTINCTIVE ARCHITECTURAL SHINGLE

Signature GOLD SHINGLE Series

ARS SHINGLE
35 YEAR LIMITED WARRANTY
80 YEAR LIMITED WARRANTY

WWW.ATLASROOFING.COM

Meridian Colors: Black Shadow, Burnt Sienna, Desert Shale, Dove Gray, Heather-blend, Hearthstone Gray, Weathered Wood, Woodland Green, Oyster Shell, Tan Mist

ATLAS PINNACLE SHINGLES...
THE PEAK OF QUALITY.

YOU HAVE OUR SIGNATURE

Pinnacle® true laminated shingles are in a class all their own. Their unique combination of strength and durability provides lasting protection from the elements as well as head turning beauty year after year.

- Premium quality and long lasting performance
- An unprecedented 35-year limited warranty
- Distinctive wood-shake appearance
- Oversized dimensions mean fewer shingles per square
- Full random cuts prevent undesirable patterning
- Superior wind resistance - up to 80 mph wind limited warranty
- All-weather application
- Algae Resistant - Most Colors

Weathered Wood



Maison Blanche

SW 7526

SAVING THE WORLD

MAINSTREET™

Siding

CertainTeed

Quality made certain. Subject to patenting. © 1998

34 Gem - window trim - Almond Beige



JAMES STREET LOT #2 STREET VIEW

LAND AREA TABLE		
LOT	ACRES	SQ.FT.
1	0.149	6,503
2	0.141	6,182
3	0.149	6,503



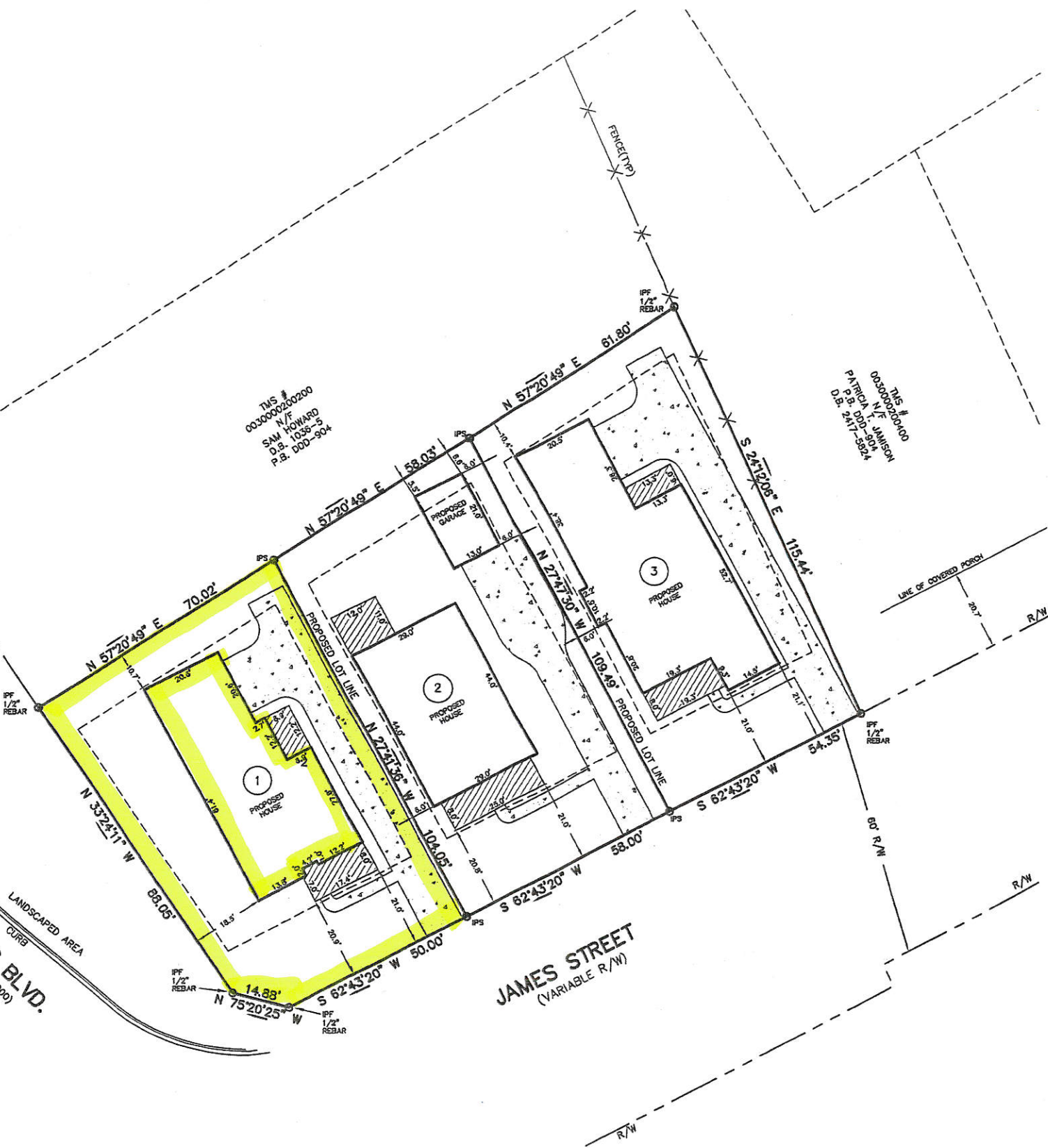
METROPOLITAN DR.

PETE HOLLIS BLVD.
DWG. # 34 DATED 5/28/2000
(SEE SCDDT 23-239'A)

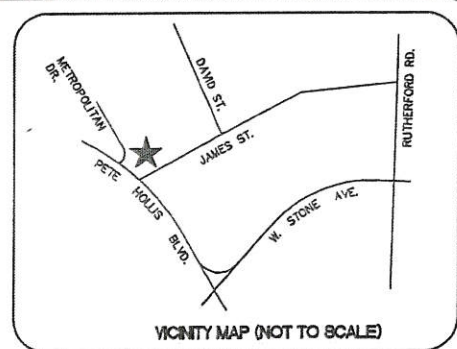
LANDSCAPED AREA
CURB

JAMES STREET
(VARIABLE R/W)

THIS IS NOT A SURVEY



LEGEND	
○ IPS	IRON PIN SET
○ IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE



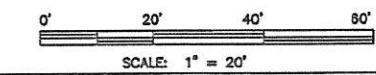
SURVEYOR'S NOTES:

- 1) THIS IS A PLOT PLAN ONLY. NOT FOR RECORDATION. NO FIELD SURVEY CONDUCTED.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING JAMES STREET SUBDIVISION.



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: Info@freeland-associates.com

DRAWN:	BMB
REF. PLAT BOOK:	1204-80
REF. DEED BOOK:	2482-4270
TAX MAP :	0030000200300
DATE DRAWN:	8-24-2016
DRAWING NO:	67432
DATE OF LAST REVISION:	10-18-2016

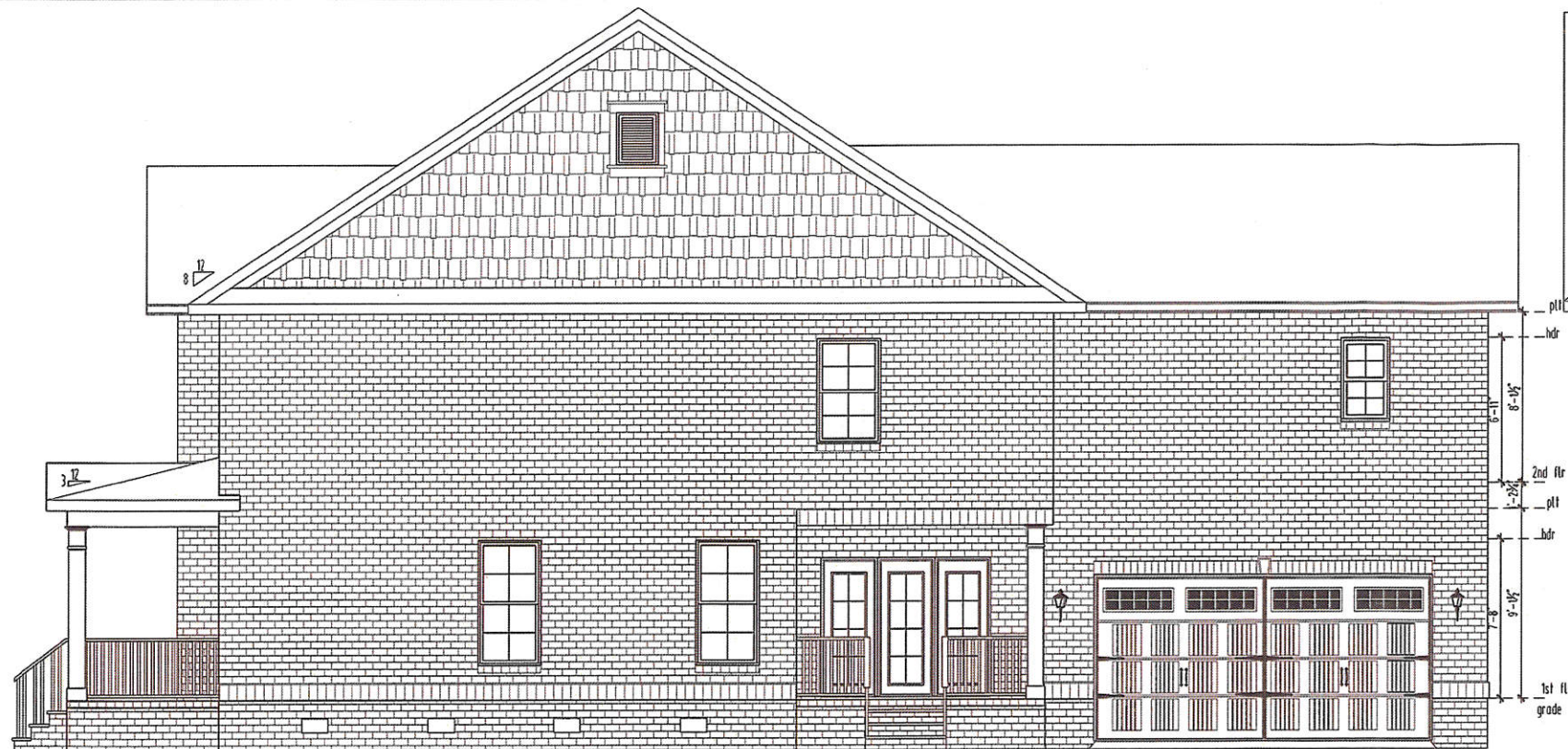


NOT FOR RECORDATION

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE
JAMES STREET SUBDIVISION
LOTS 1, 2 AND 3
PLOT PLAN FOR
LS RESIDENTIAL, LLC

SITE ADDRESS:
1102 METROPOLITAN DRIVE
GREENVILLE, SC 29609

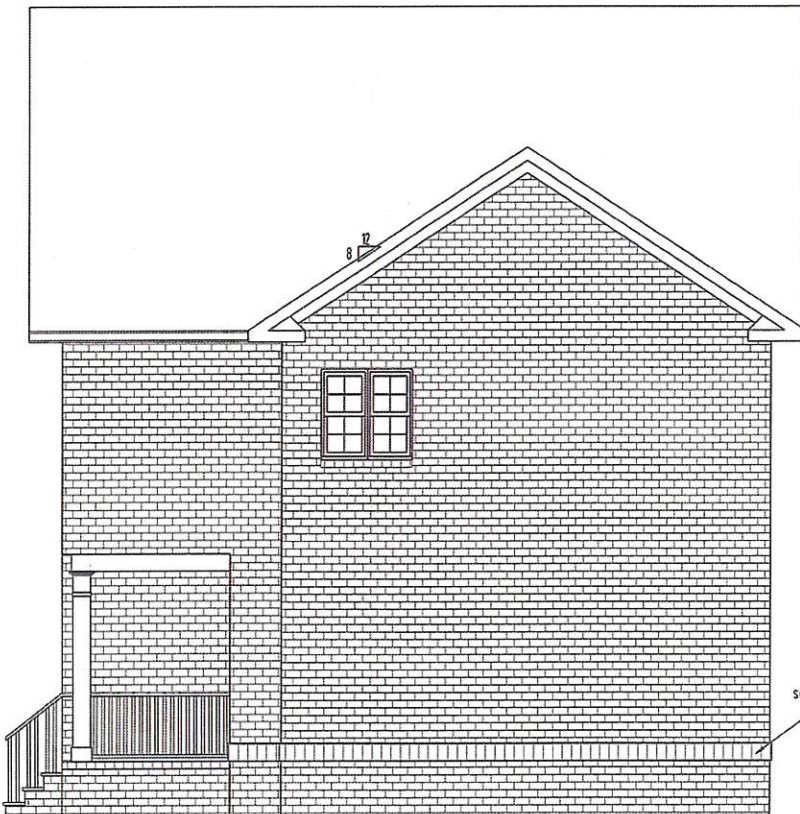
16-701-703
10/19/16



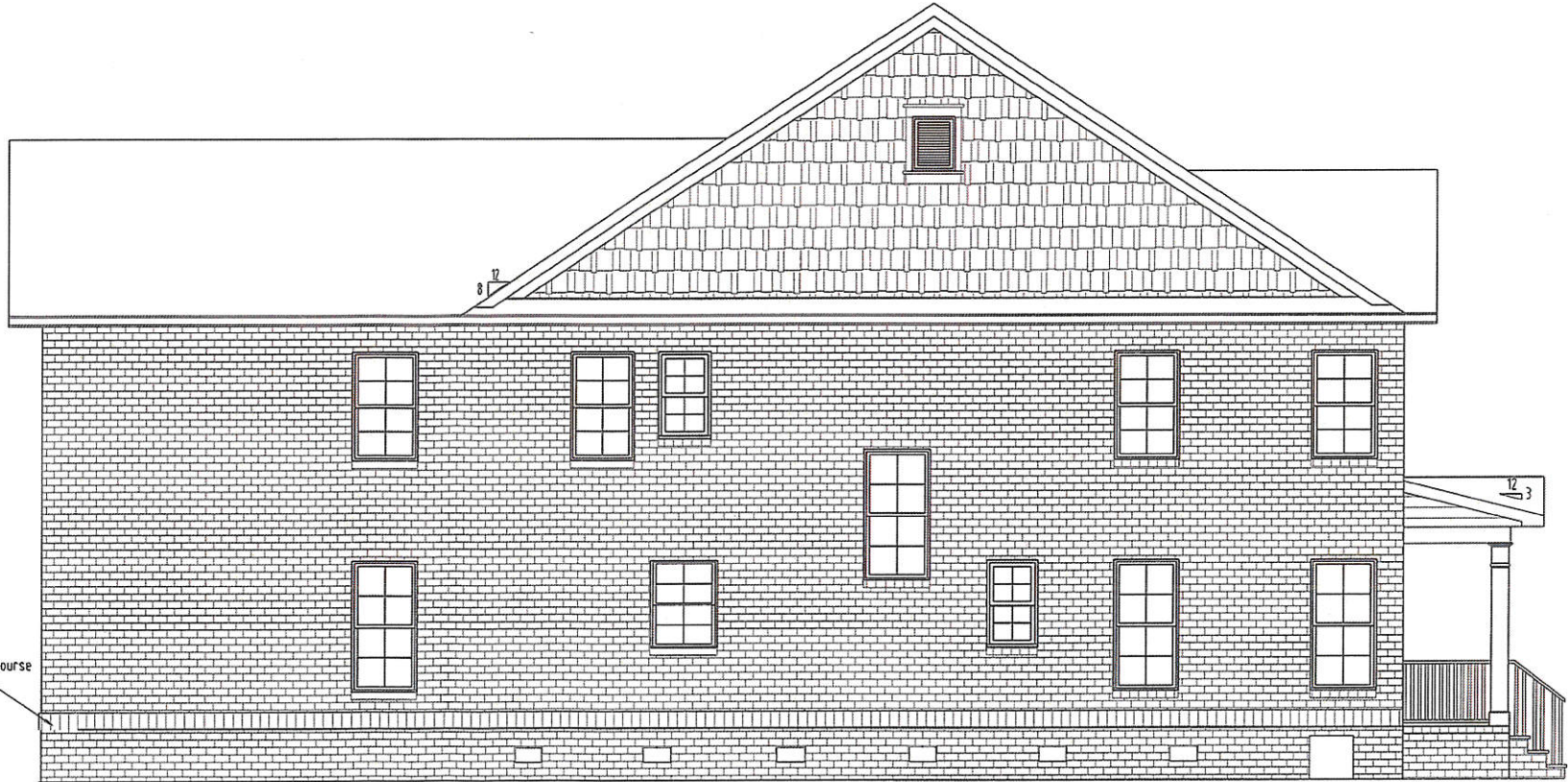
right elevation
scale: 1/4"=1'-0"



front elevation
scale: 1/4"=1'-0"



rear elevation
scale: 1/4"=1'-0"



left elevation
scale: 1/4"=1'-0"

Issued for review

DATED: _____

18in roof overhang and outlookers typ
SDL windows typ
porch railing detail at sheet A2

BUILDER GROUP: **LS Residential, LLC**
3101 S. HIGHWAY 14 • #2 • GREENVILLE, SC 29615
PHONE: (864) 675-6071

PLAN INFORMATION: **elevations**
lot 1 - James St

REVISION CHANGES:

REV. NO.	REV. DATE
1	6/6/13
2	
3	
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.

DISCLAIMER:
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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBD. COLLECTION: **Verdae**

START DATE: **5-15-16**

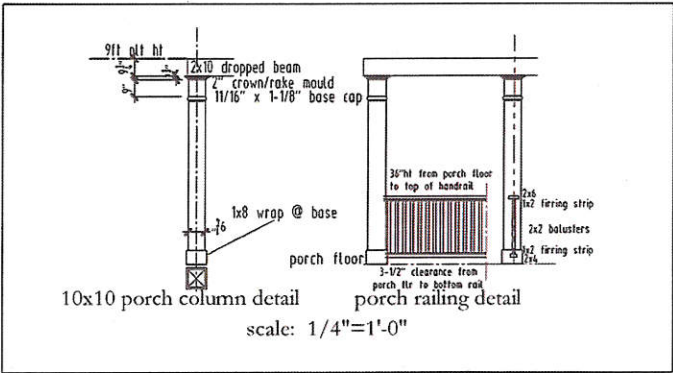
DRAWN BY: **tmb**

SCALE: **1/4"=1'-0"**

SHEET NO: **a1 OF 4**

MODEL: MOD

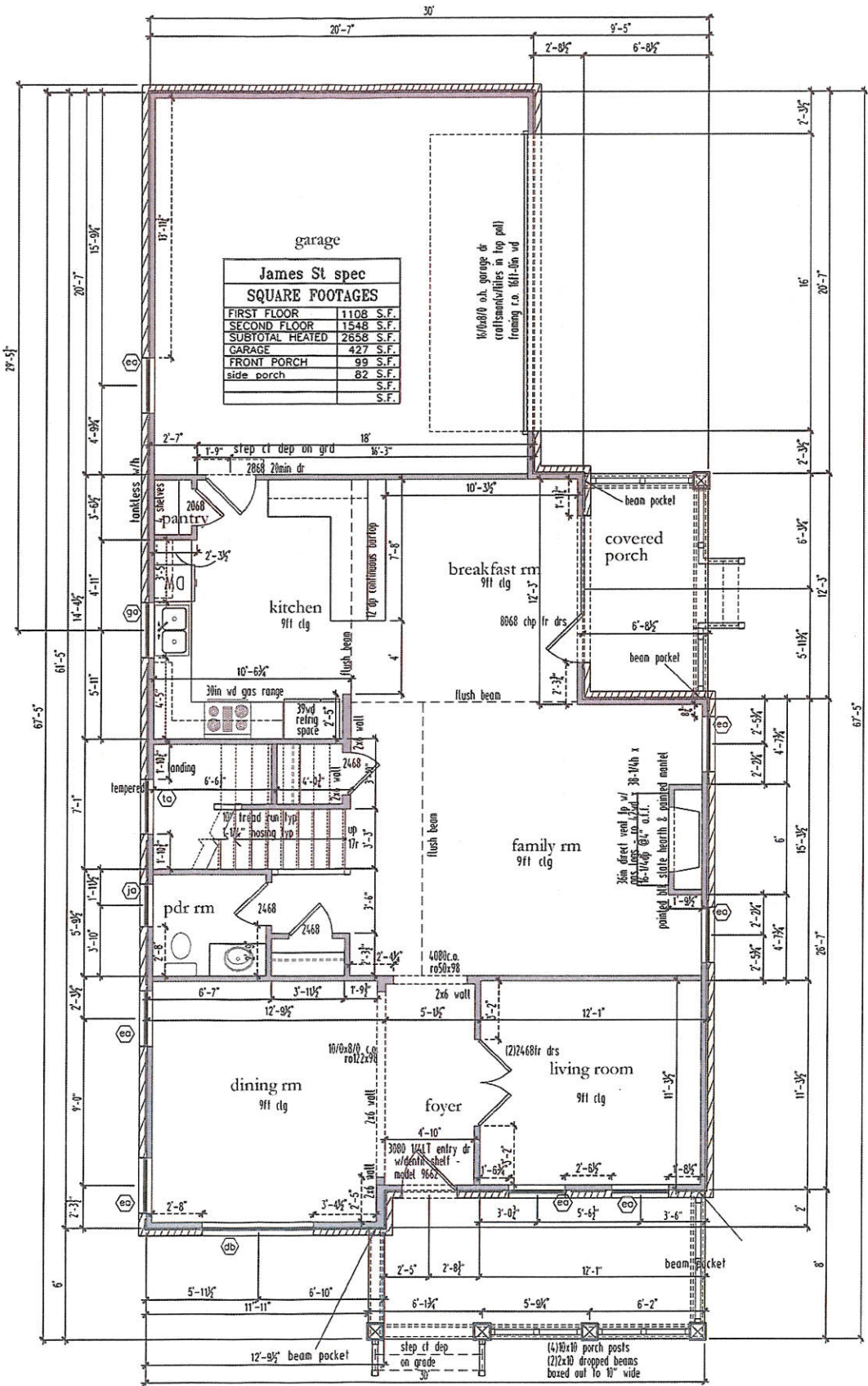
WINDOW SCHEDULE		
CALLD SIZE	MIN. ROUGH OPENING	NOTES
(db) 3-0 x 5-0 twin sh	72"wd x 60"h	
(jo) 2-4 x 4-0 sh	28"wd x 48"h	
(eo) 3-0x6-0 sh	36"wd x 72"h	
(kb) 2-4/3-0/2-4 x 6-0 sh	92"wd x 72"h	
(eb) 2-8x6-0 twin sh	64"wd x 72"h	
(AD) 4-0 x 1-0 transom	48"wd x 12"h	
(to) 3-0x5-0 sh	36"wd x 60"h	
(db) 3-0x5-0 twin sh	72"wd x 60"h	
(go) 3-0 x 3-0 sh	36"wd x 36"h	



Issued for review

DATED: _____

1st flr plan view
scale: 1/4"=1'-0"



BUILDER GROUP: **LS Residential, LLC**
3101 S. HIGHWAY 14, #2...GREENVILLE, SC 29615
PHONE: (864) 675-6071

PLAN INFORMATION:
1st flr plan view
James St spec - lot 1

REVISION CHANGES:	
REV. NO.	REV. DATE
1	
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.

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SUBD. COLLECTION: **verdae**

START DATE: **5-24-16**

DRAWN BY: **tmb**

SCALE: **1/4"=1'-0"**

SHEET NO:

a2 OF 4

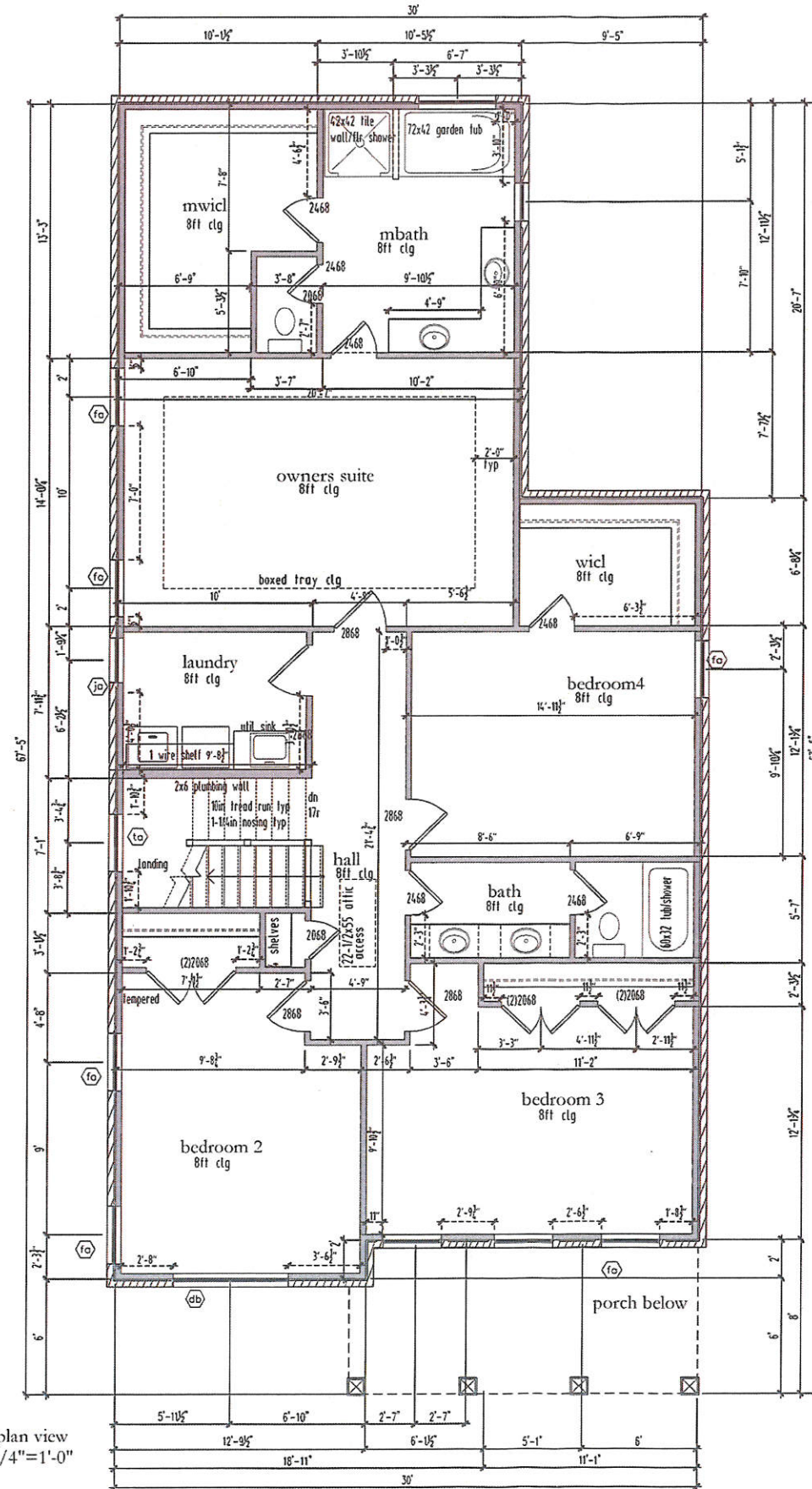
MODEL: MOD

16-701 10/19/16

Issued for
review

DATED: _____

2nd flr plan view
scale: 1/4"=1'-0"



BUILDER GROUP:

LS
Residential, LLC

3101 S. HIGHWAY 14, #2...GREENVILLE, SC 29615
PHONE: (864) 675-6071

PLAN INFORMATION:

2nd flr plan view

James St spec - lot 1

REVISION CHANGES:

REV. NO.	REV. DATE
1	6/6/13
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.

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CONSENT OF LS RESIDENTIAL, LLC

CAUTION: ONLY A QUALIFIED DESIGNER,
ARCHITECT, CONTRACTOR, OR STRUCTURAL
ENGINEER SHOULD ATTEMPT TO MODIFY
THIS PLAN.

SUBD. COLLECTION:

vardae

START DATE:
5-26-16

DRAWN BY:
tmb

SCALE:
1/4"=1'-0"

SHEET NO:

a3 OF 4

MODEL: MOD

16-701

10/19/16



**Planning Staff Report to
Design Review Board - Neighborhood
October 27, 2016
for the November 3, 2016 Public Hearing**

Docket Number: CA 16-702

Applicant: LS Residential LLC

Property Owner: CHANCE METRO PROPERTIES LLC

Property Location: METROPOLITAN DR (JAMES STREET)

Tax Map Number: 003000-02-00300

Proposal: Construct a house

Staff Recommendation: Approval, subject to the following conditions:

1. All windows to be at least simulated divided lite, wood or metal-clad wood; and
2. Staff to approve window selection.

Background: The subject property is one of three lots recently created from a parcel of land fronting on Metropolitan Drive. The three lots are oriented to James Street. During the subdivision process, the property owner agreed to subject the houses on these lots to compliance with *Design Guidelines for Preservation Overlay Districts* and the process for certificates of appropriateness.

Staff Analysis: This application is for house #2 on the attached site plan. The house is sited to align with the last existing house in the Elias Earle District. The house will also be evaluated for compliance with the Single-Family Infill Standards during the permit review process.

The proposed house is two-stories with a detached single-car garage. The front façade of the house is reminiscent of a traditional four-square and includes a brick foundation, fiber cement horizontal siding with board and batten in the front-facing gable ends. The front porch includes brick piers, square columns and wood railing. Vinyl soffit and fascia trim is proposed, as well as vinyl 2/2 windows, and a center window with diamond patterned grids. The single-story detached garage will be clad in materials matching the house.

At staff's request, applicant has flipped the houses on lots 1 and 2 to provide better variety, increased the depth of the roof overhangs, provided information on detail of porch railing, increased the depth of front porch to 8', varied window grid pattern among the three houses, and evaluated the arrangement of windows on the side elevations.

Applicable Design Guidelines:

AR. 1 Maintain the line of building fronts in a block.

- A. A building should fit within the range of yard dimensions seen in the block.
- B. Maintain the uniform spacing of side yards.

AR. 2 Orient the front of a building to the street.

- A. Orient the front of a house to the street and clearly identify the front door.
- B. The use of a porch is encouraged in any residential development.
- C. Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

AR.3 Maintain the traditional character of a front yard.

- A. Use a grass lawn in the front yard.
- B. If a fence or wall is to be used in a front yard, then it should be low to the ground and have a transparent quality, allowing views into the yard.
- C. A fence may be used to define a side or rear yard.
- D. Reduce water pressure on retaining walls by improving drainage behind them.
- E. For a new retaining wall, use materials similar to those seen historically.
- F. Minimize the height of a retaining wall.

AR. 4 Minimize the visual impacts of exterior lighting.

- A. Use lighting for the following: to accent architectural details, to accent building entrances, to illuminate sidewalks, to accent signs.
- B. Exterior lights should be simple in character.
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- D. Minimize the visual impacts of site and architectural lighting.

AR. 5 Minimize the visual impacts of mechanical equipment and service areas as seen from the public way.

- A. Screen mechanical equipment from view.
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AR.6 A new building should appear similar in scale to traditional single family houses.

- A. New construction should appear similar in mass and scale to nearby historic structures.
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- A. Use building forms similar to those found traditionally in a district.
- B. Use traditional roof forms.
- C. The number and size of the dormers should be limited on a roof, such that the primary roof form remains dominant
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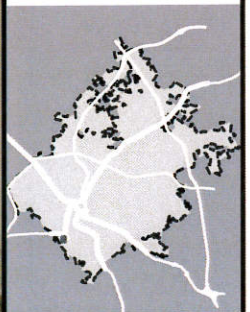
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- C. Minimize the visual impact of parking areas.

Vacant lot on James St - Aerial



City Limit Boundary



Parcels



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Application #	CA 116-702	Fees Paid	150
Date Received:	10/3	Accepted by	SH
DRB Review:		Staff Review:	
Date deemed complete		App	Deny
		Conditions	



Application for Certificate of Appropriateness – Neighborhood Design Panel

(For Properties in any Preservation Overlay District, except the West End Preservation Overlay District*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	LS Residential, LLC	Chance Metro Properties, LLC
ADDRESS:	3101 S. Hwy 14, #2 Greenville, SC. 29615	411 River Street, #402 Greenville, SC. 29601
PHONE:	864-213-6248	864-420-1379
FAX:	864-631-1129	864-232-0160
EMAIL:	Blazarus@lshomes.com	schance@realitylinkdev.com

Property Information

STREET ADDRESS: TBD TAX PARCEL #: 0030000200300

ZONING DESIGNATION: RDU

WHICH PRESERVATION DISTRICT? Earle Street HD NATIONAL REGISTER? No

Description Of Request

Applicant is requesting design review board approval for house to be built/constructed on vacant lot within the Colonel Elias Earle Historic District

* Applicable districts are: Col. Elias Earle, East Park Avenue, Hampton-Pinckney, Heritage, Pettigru, and Overbrook.

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

COLOR/MATERIAL SELECTIONS

JAMES STREET ~~#1~~

#2

VENDOR LIST/EXTERIOR SELECTIONS - JAMES STREET #1 - 9/30/16

<u>ITEM</u>	<u>MANUFACTURER</u>	<u>FINISH COLOR</u>	<u>NOTES</u>
BRICK - VENEER (FOUNDATION IF HARDI SIDING)	STATESVILLE BRICK	WALNUT CREEK -TUMBLED	FOUNDATION BRICK
HARDI BOARD/CONCRETE SIDING - PAINT COLOR	SHERWIN WILLIAMS SHERWIN WILLIAMS	SIMPLIFY BEIGE - SW6085 TRUSTY TAN - SW6087	MAIN BODY MAIN HOUSE AND GARAGE ROOF GABLES
ROOFING - SHINGLES	PINNACLE	BLACK SHADOW	35 YR. ARCHITECTURAL SHINGLE
TRIM - FACIA/SOFFITS	CERTAINTED	SNOW	MAINTENANCE FREE MAINSTREET VINYL
PORCH POSTS AND OTHER PAINTABLE EXTERIOR TRIM	SHERWIN WILLIAMS	EXTRA WHITE - SW 7006	
PORCH RAILING	CUSTOM IRON	BLACK	
WINDOWS	PLY GEM	WHITE	VINYL - DOUBLE PANE - LOW E
PORCH AND DRIVEWAY SURFACES	CONCRETE	LIGHT GREY	BRUSHED W/EXPANSION JOINTS



Walnut Creek

"Authentic Tumbled"

Available in:

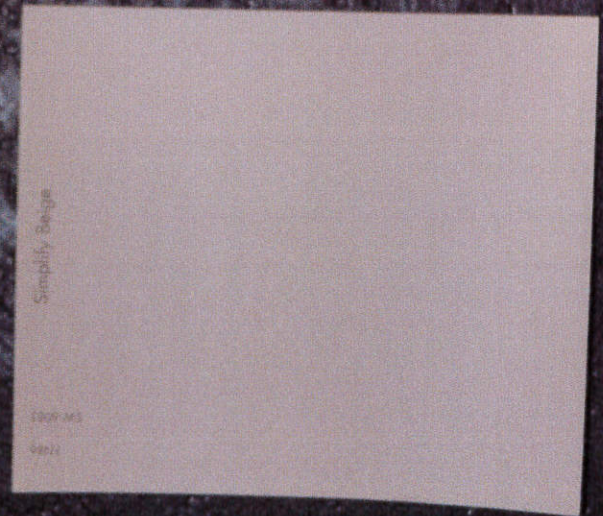
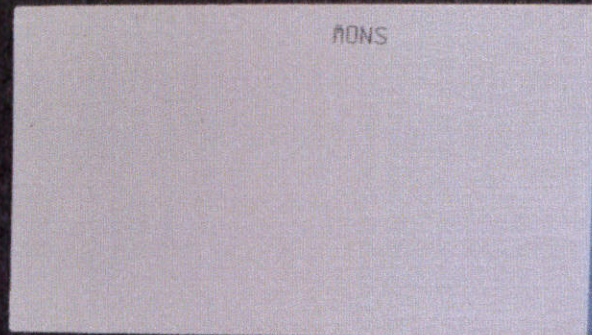
Oversize

Queens

Modular

Closure







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Heather Blend

Heartstone Gray

Weathered Wood

Woodland Green

Oyster Shell

Ten Mist

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- Algae Resistant - Most Colors



Trim Whites T6

Hollingsworth Park

Trim Whites

SW 7006

1 Trim

THE
FINISHING
TOUCH

11-03-033

Ply Gem - white - Windsor 12m



JAMES STREET LOT #1 - Front Street View



Street view - James Street facing Cedar Lane - James Street #1 closest to stop sign



SAMPLE HOME NEAR JAMES STREET #1-#3



Sample Home Near James Street lots #1-#3



SAMPLE HOMES NEAR JAMES STREET #1-#3

SAMPLE HOUNTS NEAR JAMES STREET #1 - #3



Sample homes near James Street lots #1 - #3



LAND AREA TABLE		
LOT	ACRES	SQ.FT.
1	0.149	6,503
2	0.141	6,182
3	0.149	6,503



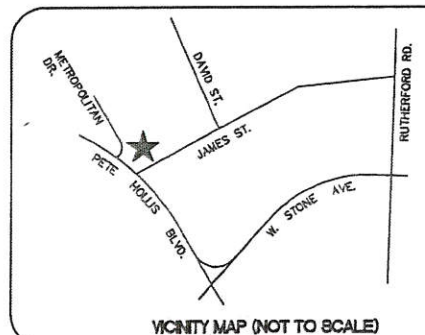
METROPOLITAN DR.

PETE HOLLIS BLVD.
DWG. # 34 DATED 5/28/2000
(SEE SCDDT 23.239'A)

LANDSCAPED AREA
CURB

JAMES STREET
(VARIABLE R/W)

LEGEND	
○ IPS	IRON PIN SET
○ IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE



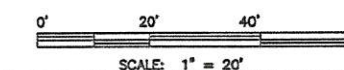
SURVEYOR'S NOTES:

- 1) THIS IS A PLOT PLAN ONLY. NOT FOR RECORDATION. NO FIELD SURVEY CONDUCTED.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING JAMES STREET SUBDIVISION.



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: Info@freeland-associates.com

DRAWN:	BMB
REF. PLAT BOOK:	1204-80
REF. DEED BOOK:	2482-4270
TAX MAP :	0030000200300
DATE DRAWN:	8-24-2016
DRAWING NO:	67432
DATE OF LAST REVISION:	10-18-2016



NOT FOR RECORDATION

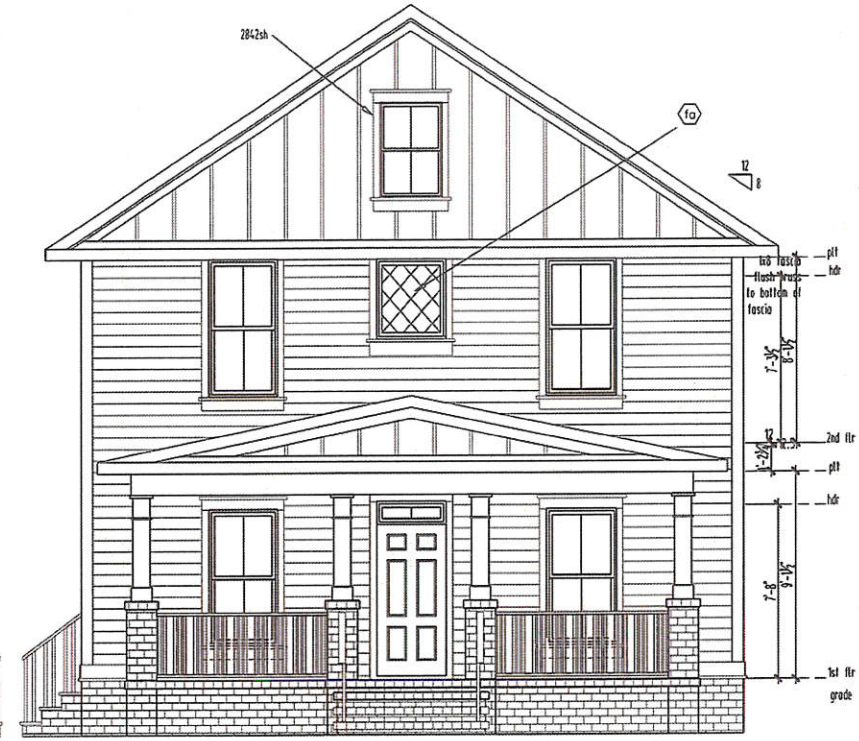
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE
JAMES STREET SUBDIVISION
LOTS 1, 2 AND 3
PLOT PLAN FOR
LS RESIDENTIAL, LLC

SITE ADDRESS:
1102 METROPOLITAN DRIVE
GREENVILLE, SC 29609

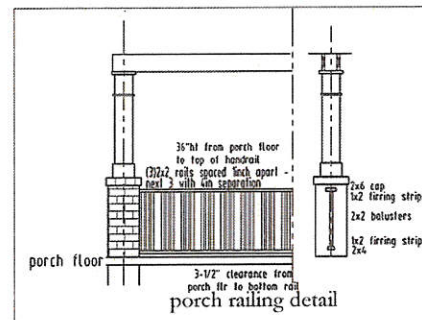
THIS IS NOT A SURVEY



left elevation
scale: 1/4"=1'-0"

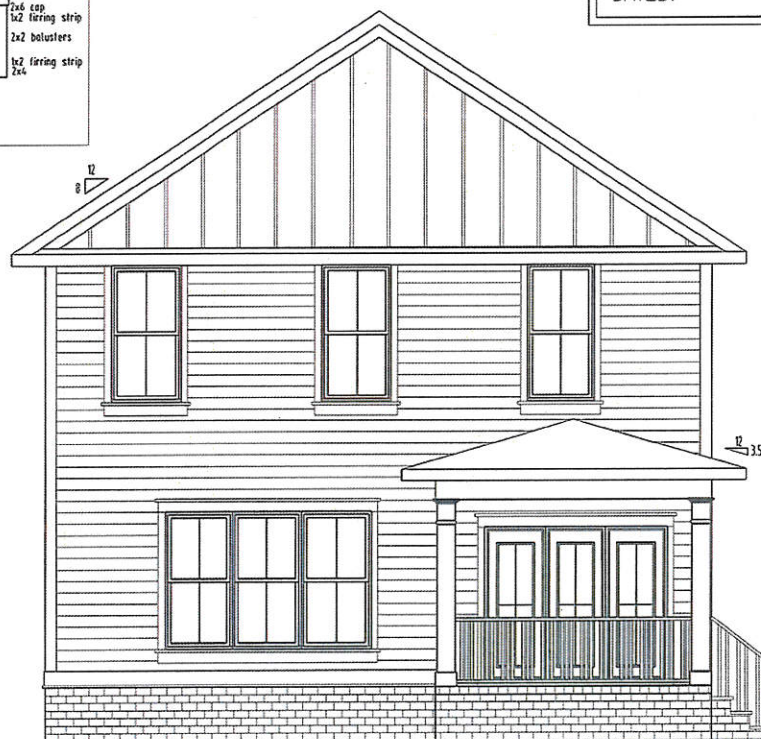


front elevation
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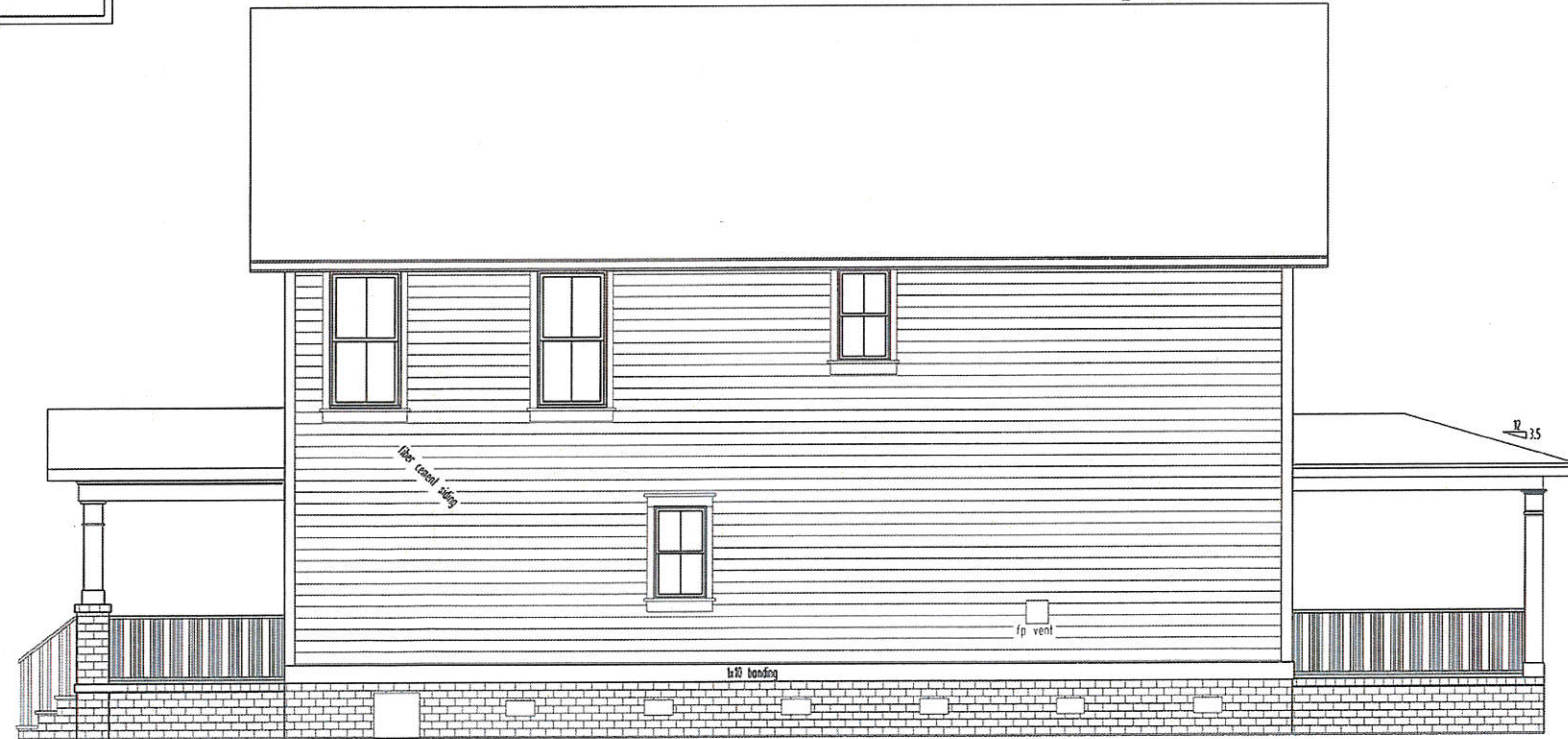


ISSUED FOR
review

DATED: ****



rear elevation
scale: 1/4"=1'-0"



right elevation
scale: 1/4"=1'-0"

SDL windows
1x6 corner trim typ
18in roof overhangs and outlookers
see window/door trim specs

Elevations

REVISION CHANGES:

REV.NO.	REV.	DATE
REV.NO.	REV.	
REV.NO.	REV.	
REV.NO.	REV.	
REV.NO.	REV.	
REV.NO.	REV.	
REV.NO.	REV.	
REV.NO.	REV.	
REV.NO.	REV.	

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF LS RESIDENTIAL, LLC AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LS RESIDENTIAL, LLC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBD. COLLECTION:

offsite

START DATE:
5-11-2016

DRAWN BY:
tmb

SCALE:
3/16"=1'-0"

SHEET NO:

a1 OF 3

BUILDER GROUP:

LS
Residential, LLC

3101 S. HIGHWAY 14, #2, GREENVILLE, SC 29615
PHONE: (864) 675-6071

James St spec - lot 2

MODEL: MOD

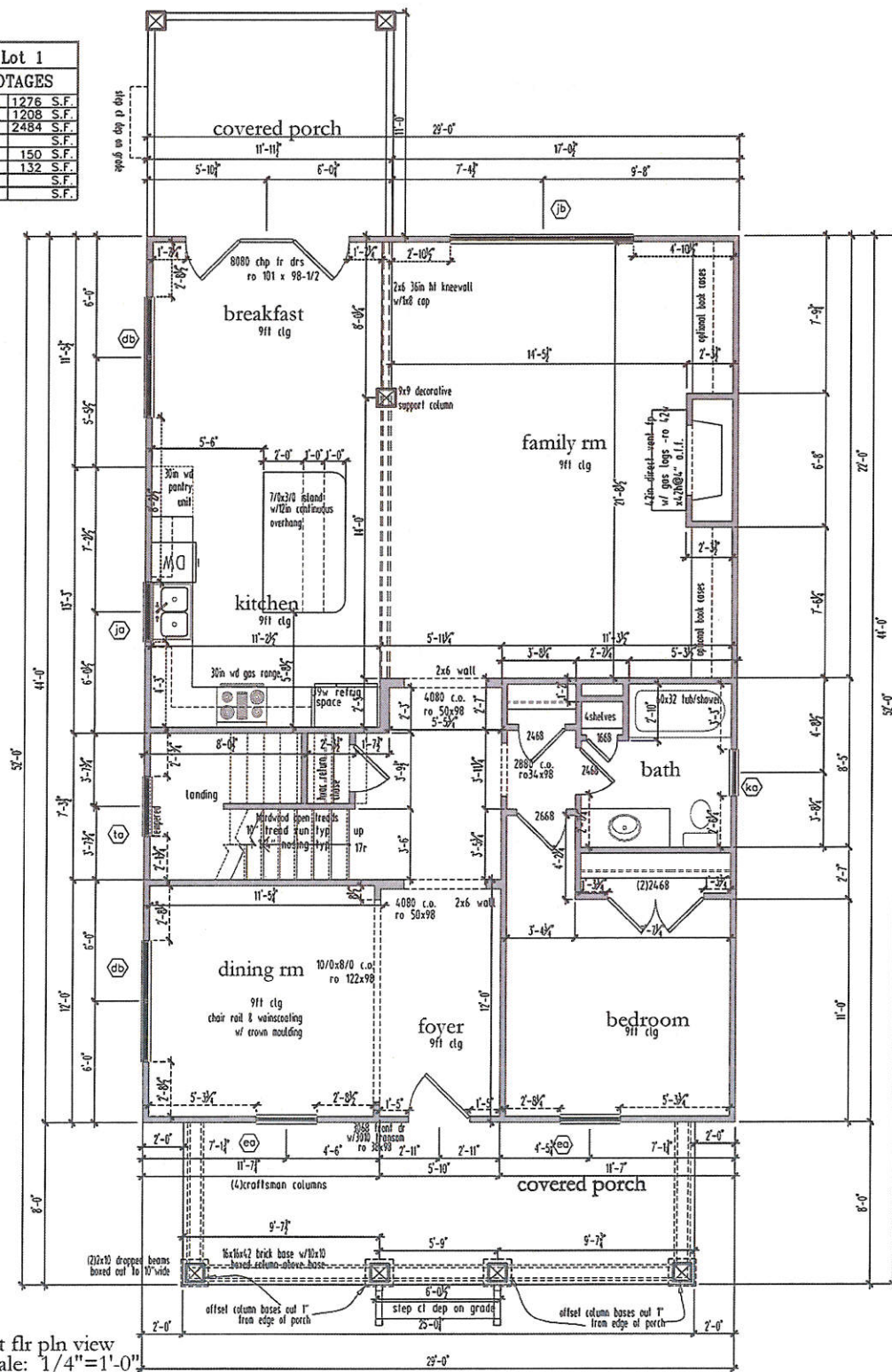
16-702

10/19/16

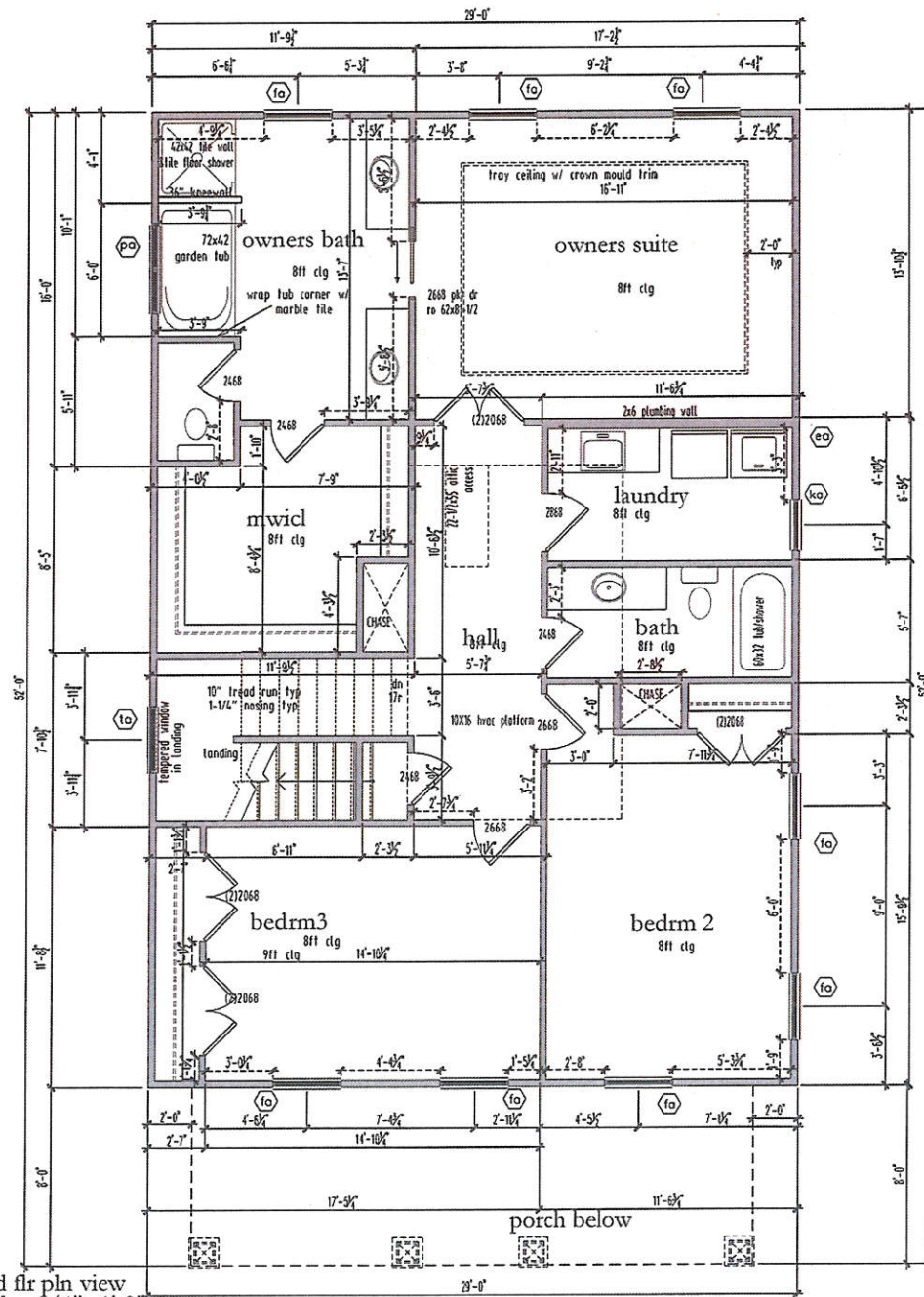
ISSUED FOR
review

DATED: ****

James St Lot 1		
SQUARE FOOTAGES		
FIRST FLOOR	1276	S.F.
SECOND FLOOR	1208	S.F.
SUBTOTAL HEATED	2484	S.F.
GARAGE		S.F.
FRONT PORCH	150	S.F.
REAR PORCH	132	S.F.
		S.F.



1st flr pln view
scale: 1/4"=1'-0"



2nd flr pln view
scale: 1/4"=1'-0"

BUILDER GROUP:

LS
Residential, LLC

3101 S. HIGHWAY 14 • #2...GREENVILLE, SC 29615
PHONE: (864) 675-6071

PLAN INFORMATION:

framing plan

James St spec-Lot 2

REVISION CHANGES:	
REV. NO.	REV. DATE
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.
REV. NO.	REV.

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SUBD. COLLECTION:
offsite

START DATE:
5-11-2016

DRAWN BY:
tmb

SCALE:
1/4"=1'-0"

SHEET NO:

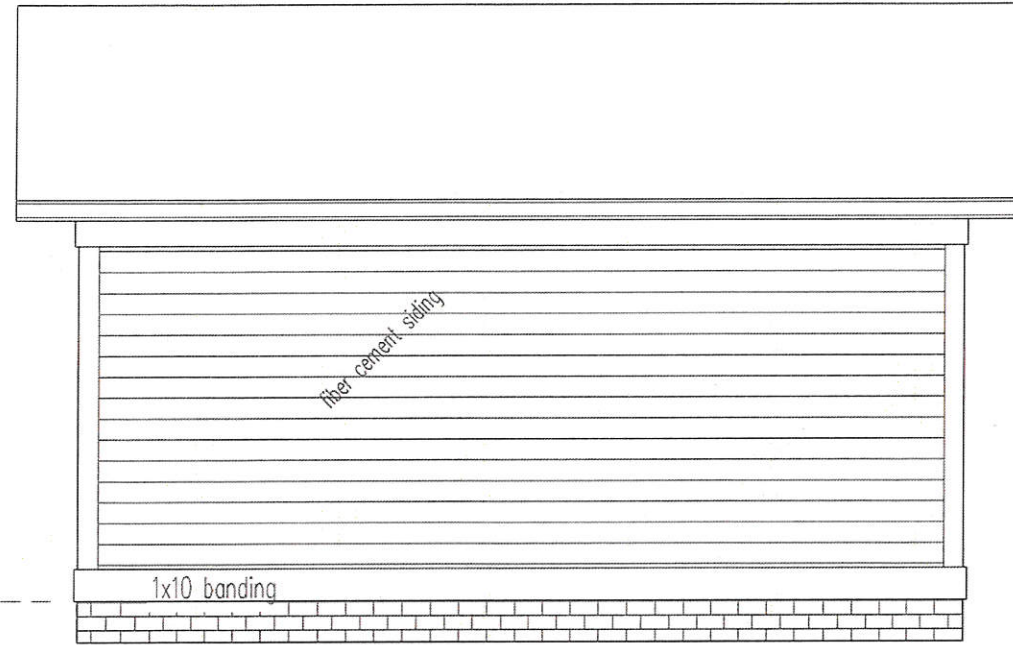
a2 OF 3

16-702

10/19/16

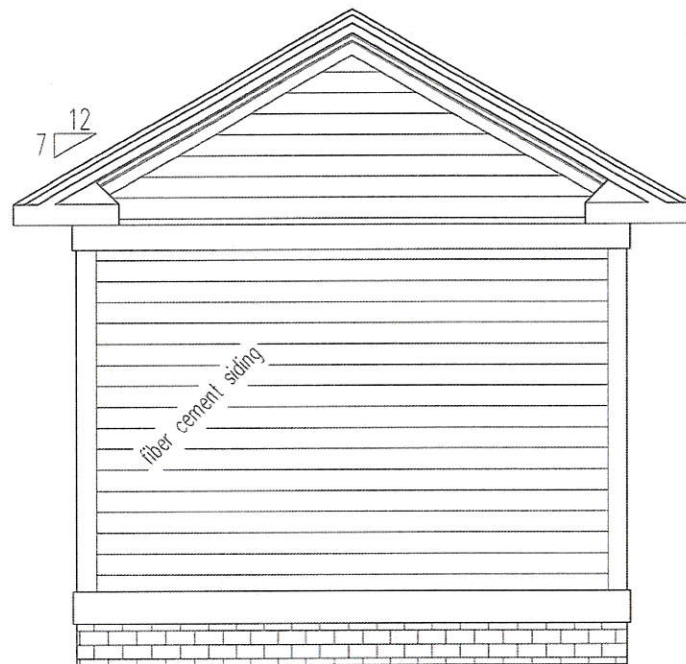


garage front
scale: 1/2" = 1'-0"

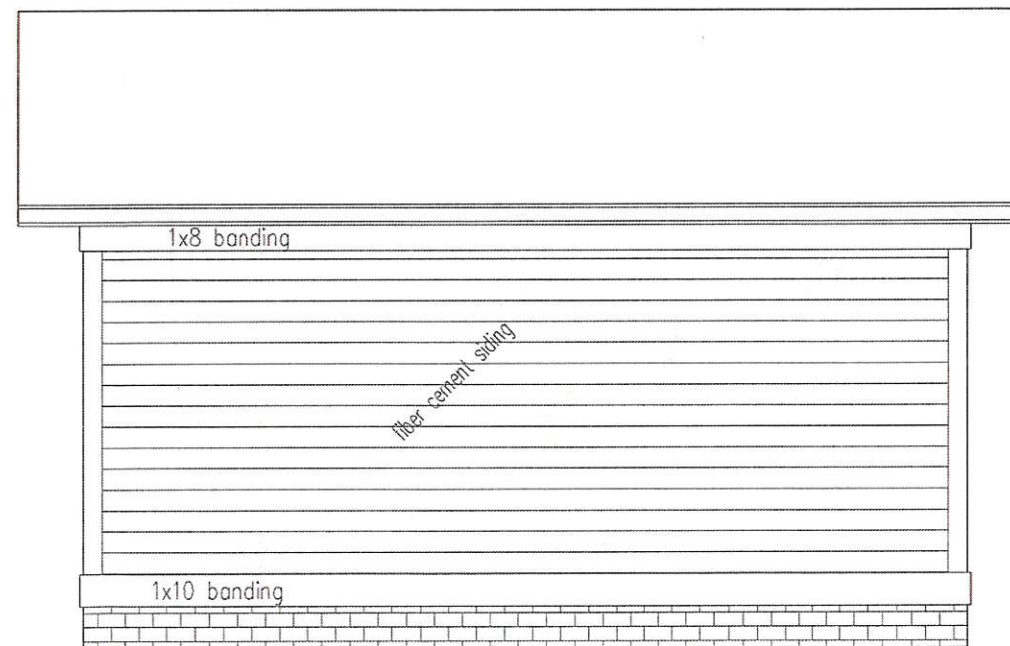


garage right, side
scale: 1/2" = 1'-0"

1x6 corner trim typ
18inch roof overhangs and outlookers



garage rear
scale: 1/2" = 1'-0"



garage left, side
scale: 1/2" = 1'-0"

ISSUED FOR review
DATED: ****

LS
Residential, LLC
SHEET 5 - 16-702 - 4 - 1/2" SPECIMEN 5-11-2016
PROJECT 16-702-621

Elevations-garage

James St spec - lot 2

REVISIONS	
REV. NO.	REV. DATE

DISCLAIMER

THIS SET OF PLANS IS THE PROPERTY OF L.S. RESIDENTIAL, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM L.S. RESIDENTIAL, LLC.

ARCHITECT: L.S. RESIDENTIAL, LLC
DESIGNER: L.S. RESIDENTIAL, LLC
DATE: 5-11-2016

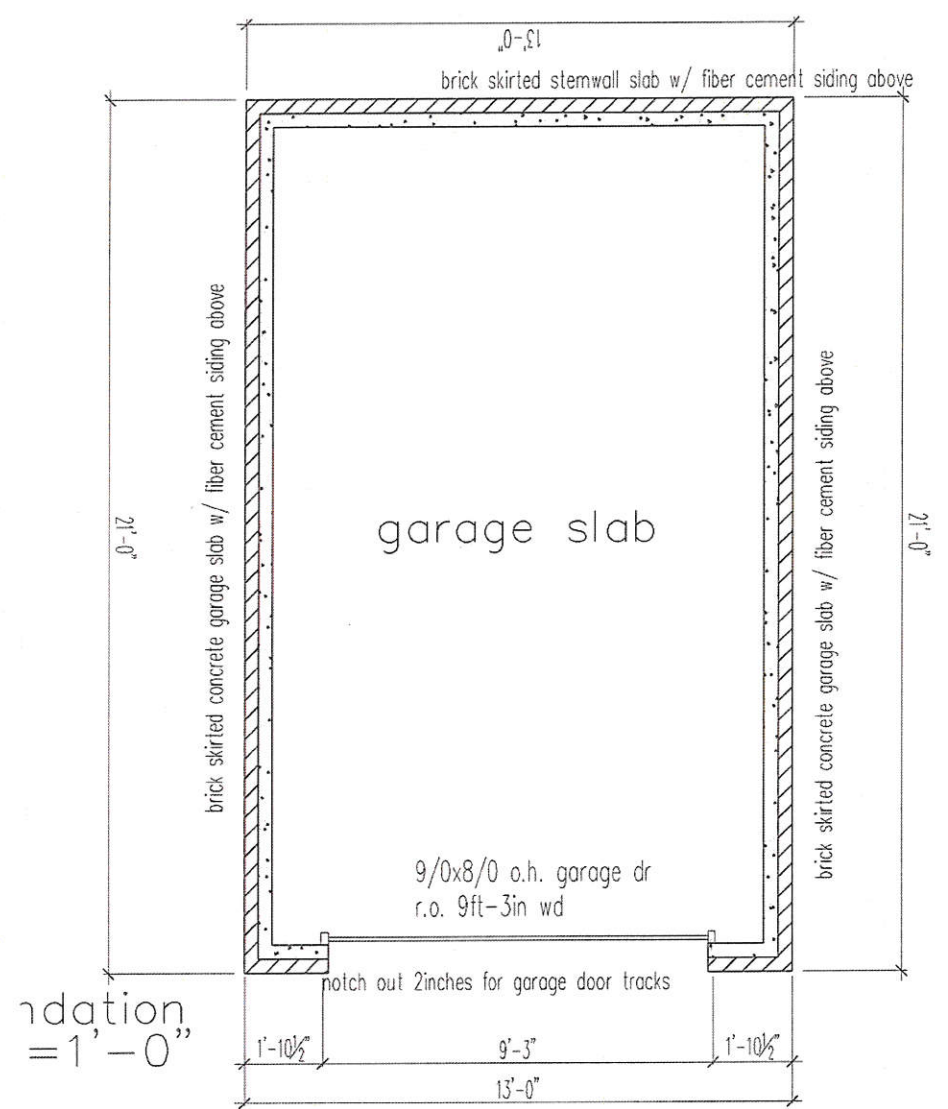
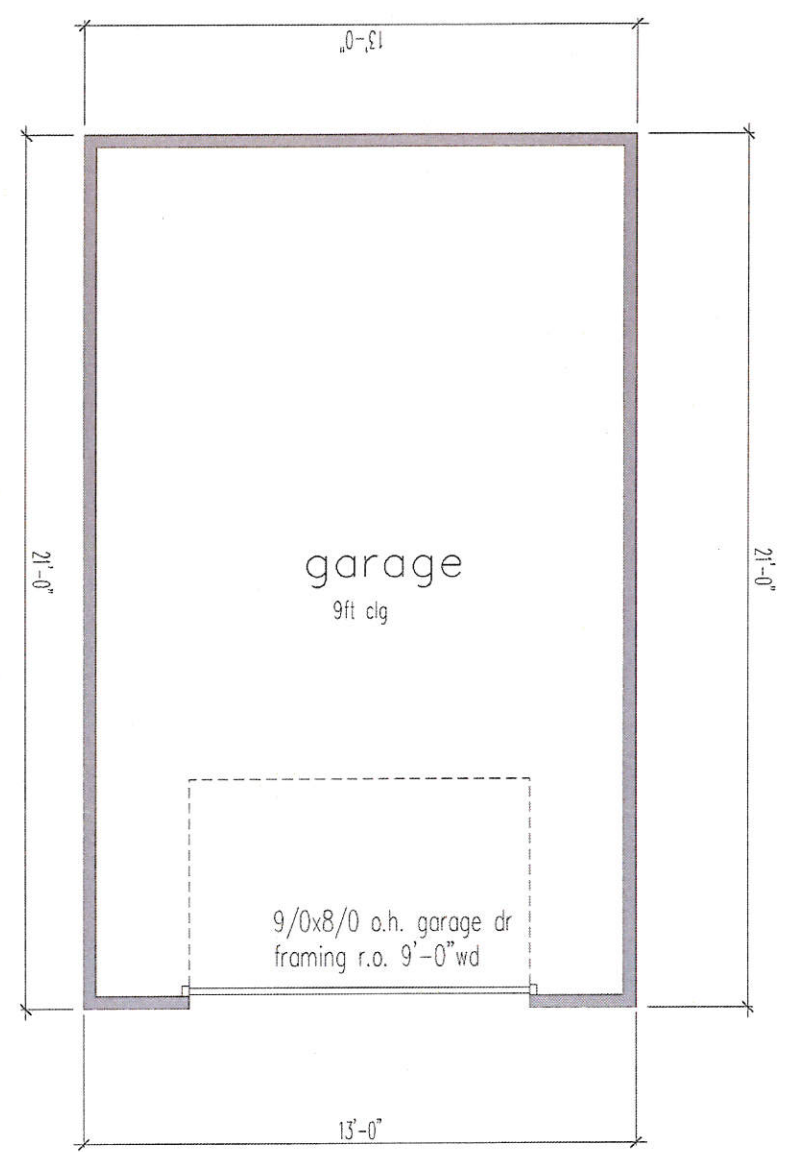
PROJECT: 16-702-621

SCALE: 1/2" = 1'-0"

16-702 10/19/16

ISSUED FOR
review

DATED: ****



ge flr, pln,
e: 1/2"=1'-0"

LS

Residential, LL

framing/fnd plan

James St spec-Lot 2

REV. NO.	REV. DATE

DATE: 5-11-2016

TIME: 1mb

1/2"=1'-0"

a2

OF

3



**Planning Staff Report to
Design Review Board - Neighborhood
October 27, 2016
for the November 3, 2016 Public Hearing**

Docket Number: CA 16-703
Applicant: LS Residential LLC
Property Owner: CHANCE METRO PROPERTIES LLC
Property Location: METROPOLITAN DR (JAMES STREET)
Tax Map Number: 003000-02-00300
Proposal: Construct a house

Staff Recommendation: Approval, subject to the following conditions:

1. Additional windows to be included on the side elevations in the Flex room, Dining room, and Bedrooms 2 and 3;
2. All windows to be at least simulated divided lite, wood or metal-clad wood; and
3. Staff to approve window selection and placement.

Background: The subject property is one of three lots recently created from a parcel of land fronting on Metropolitan Drive. The three lots are oriented to James Street. During the subdivision process, the property owner agreed to subject the houses on these lots to compliance with *Design Guidelines for Preservation Overlay Districts* and the process for certificates of appropriateness.

Staff Analysis: This application is for house #3 on the attached site plan, located next to the existing house in the Col. Elias Earle District. The house is sited to align with the adjacent existing house. The house will also be evaluated for compliance with the Single-Family Infill Standards during the permit review process.

The proposed house has a two-story main element with one-story rear element and attached garage. The house includes four-sided brick elevations with hip roofs. A front porch with brick piers, tapered columns and wrought iron railing. Vinyl soffit and fascia trim is proposed, as well as vinyl 6/6 windows. A side-opening attached garage is located at the rear of the house and is recessed from the primary side elevation of the house.

At staff's request, applicant has increased the depth of the roof overhangs, provided information on detail of porch railing, increased the depth of front porch to 8', varied window grid pattern among the three houses, and evaluated the arrangement of windows on the side elevations.

Applicable Design Guidelines:

AR. 1 Maintain the line of building fronts in a block.

- A. A building should fit within the range of yard dimensions seen in the block.
- B. Maintain the uniform spacing of side yards.

AR. 2 Orient the front of a building to the street.

- A. Orient the front of a house to the street and clearly identify the front door.
- B. The use of a porch is encouraged in any residential development.

- C. Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

AR.3 Maintain the traditional character of a front yard.

- A. Use a grass lawn in the front yard.
- B. If a fence or wall is to be used in a front yard, then it should be low to the ground and have a transparent quality, allowing views into the yard.
- C. A fence may be used to define a side or rear yard.
- D. Reduce water pressure on retaining walls by improving drainage behind them.
- E. For a new retaining wall, use materials similar to those seen historically.
- F. Minimize the height of a retaining wall.

AR. 4 Minimize the visual impacts of exterior lighting.

- A. Use lighting for the following: to accent architectural details, to accent building entrances, to illuminate sidewalks, to accent signs.
- B. Exterior lights should be simple in character.
- C. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.
- D. Minimize the visual impacts of site and architectural lighting.

AR. 5 Minimize the visual impacts of mechanical equipment and service areas as seen from the public way.

- A. Screen mechanical equipment from view.
- B. Do not locate utility connections and service boxes on the primary façade.
- C. A service area should not be visible from a public way.
- D. Trash storage should be designed to be secure from animals.

AR.6 A new building should appear similar in scale to traditional single family houses.

- A. New construction should appear similar in mass and scale to nearby historic structures.
- B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
- C. On larger structures, subdivide larger masses into smaller "modules" that are similar in size to single-family residences seen traditionally.

AR.7 The form of a new building should be similar to those seen traditionally in the historic district.

- A. Use building forms similar to those found traditionally in a district.
- B. Use traditional roof forms.
- C. The number and size of the dormers should be limited on a roof, such that the primary roof form remains dominant
- D. Roofs should be similar in scale to those used historically on comparable buildings.

AR.8 Building materials for new construction should be similar to materials seen historically.

- A. Maintain the existing range of exterior wall materials found in the historic district.
- B. Exterior wood finishes should appear similar to those used historically.
- C. Masonry should appear similar to that used historically.
- D. Materials should be applied in a manner similar to that used historically.
- E. Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
- F. Roof Materials should be composite shingles and convey a scale and texture similar to that used historically.

AR.9 A new building should be visually compatible with historic structures in the area.

- A. A new building should not be designed to look old.

- B. Using contemporary interpretations of historic styles are encouraged for new buildings.
- C. New architectural details should relate to comparable historic elements in general size, shape, scale and finish.
- D. Where a deck is used, it should be unobtrusive, as seen from the street.
- E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
- F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.

AR. 10 The visual impacts of parking should be minimized.

- A. A parking pad, carport or garage should be located to the side or rear of a lot, and detached from the main structure.
- B. Although it is not encouraged, where a garage or carport must be “attached” to the primary structure, consider the following options: locate the garage or carport at least ten feet behind the front of the main structure; a garage and the garage doors should not be visually overpowering to the main structure – it should be detailed similar to that of the main structure; a carport should have a painted, non-metallic finish – consider a carport constructed from wood.
- C. Minimize the visual impact of parking areas.

Vacant lot on James St - Aerial



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City Limit Boundary

Parcels



Application #	CA 16-703	Fees Paid	150
Date Received:	10/3	Accepted by	SA
DRB Review:		Staff Review:	
Date deemed complete		App	Deny
		Conditions	



Application for Certificate of Appropriateness – Neighborhood Design Panel

(For Properties in any Preservation Overlay District, except the West End Preservation Overlay District*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	LS Residential, LLC	Chance Metro Properties, LLC
ADDRESS:	3101 S. Hwy 14, #2 Greenville, SC 29615	411 River Street, #1402 Greenville, SC 29601
PHONE:	864-213-6248	864-420-1379
FAX:	864-631-1129	864-232-0160
EMAIL:	Blazarus@lshomes.com	Schance@rallylinkdev.com

Property Information

STREET ADDRESS: TBD TAX PARCEL #: 0030000200300

ZONING DESIGNATION: RDV

WHICH PRESERVATION DISTRICT? East Street HD NATIONAL REGISTER? No

Description Of Request

* Applicable districts are: Col. Elias Earle, East Park Avenue, Hampton-Pinckney, Heritage, Pettigru, and Overbrook.

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

COLOR/MATERIAL SELECTIONS
JAMES STREET #3

Reid 10/12

VENDOR LIST/EXTERIOR SELECTIONS - JAMES STREET #3 - 9/30/16

<u>ITEM</u>	<u>MANUFACTURER</u>	<u>FINISH COLOR</u>	<u>NOTES</u>
BRICK - VENEER (FOUNDATION IF HARDI SIDING)	BORAL BRICKS	CAPERS ISLAND	FULL BRICK VENEER
ROOFING - SHINGLES	PINNACLE	BLACK SHADOW	35 YR. ARCHITECTURAL SHINGLE
TRIM - FACIA/SOFFITS	CERTAINTED	NATURAL CLAY	MAINTENANCE FREE MAINSTREET VINYL
PORCH POSTS AND OTHER PAINTABLE EXTERIOR TRIM	SHERWIN WILLIAMS	STICKS AND STONES - SW7503	
PORCH RAILING			N/A
WINDOWS	PLY GEM	WHITE	VINYL - DOUBLE PANE - LOW E
PORCH AND DRIVEWAY SURFACES	CONCRETE	LIGHT GREY	BRUSHED W/EXPANSION JOINTS



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Burnt Sienna

Desert Shake

Dove Gray

Heather-blend

Heartstone Gray

Weathered Wood

Woodland Green

Oyster Shell

Ten Mist

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SIGNATURE**

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- An unprecedented 35-year limited warranty
- Distinctive wood-shake appearance
- Overlaid dimensions mean fewer shingles per square
- Full random cuts prevent undesirable patterning
- Superior wind resistance - up to 60 mph wind limited warranty
- All-weather application
- Algae-Resistant - Most Colors

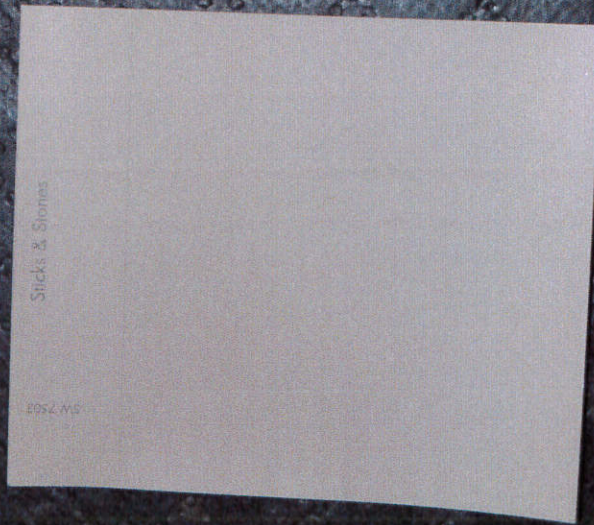




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Ply Gem - Window Trim - Clay

JAMES STREET COR #3 STREET VIEW



LAND AREA TABLE		
LOT	ACRES	SQ.FT.
1	0.149	6,503
2	0.141	6,182
3	0.149	6,503



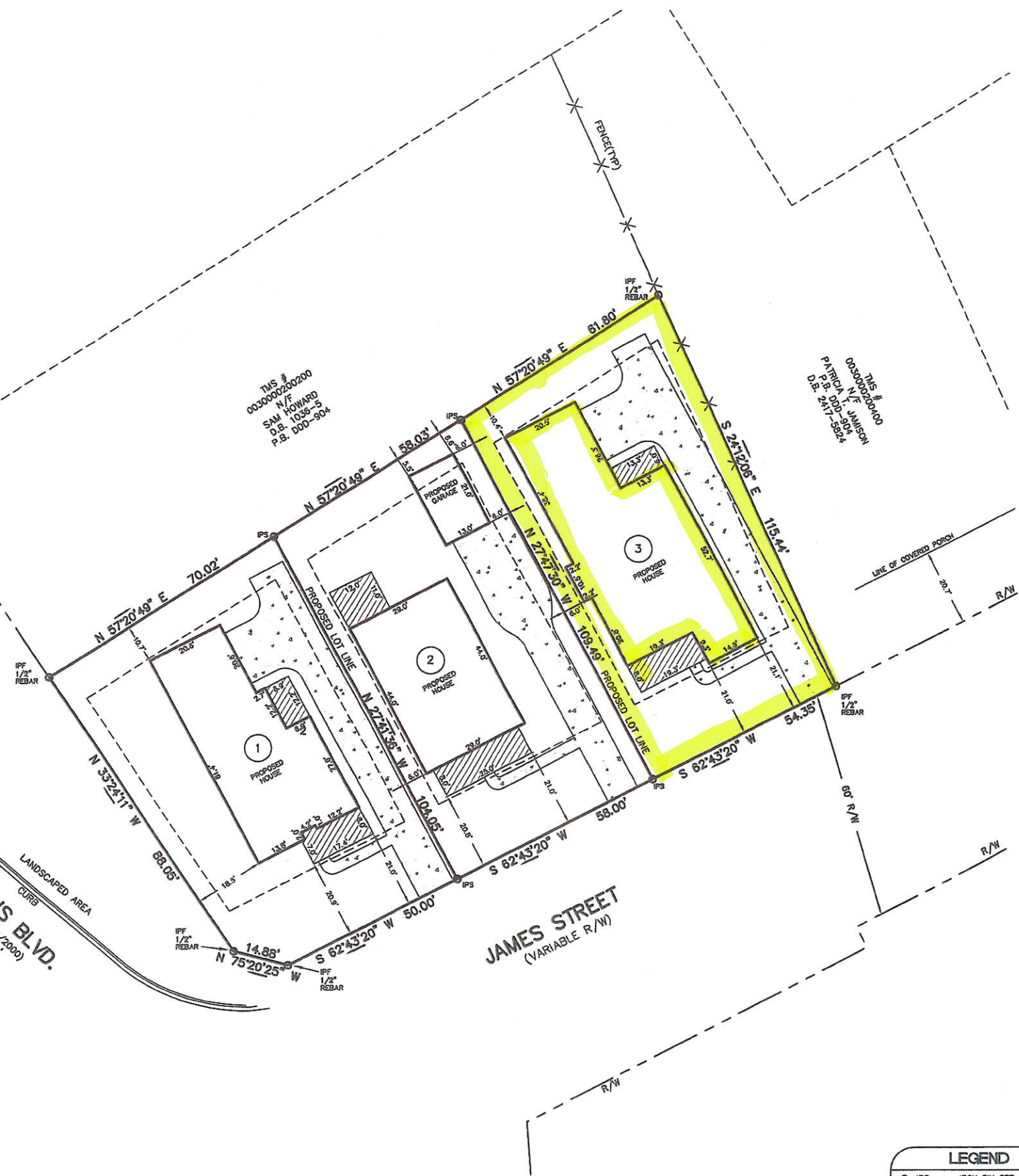
METROPOLITAN DR.

PETE HOLLIS BLVD.
DWG # 34 DATED 5/28/2000
(SEE SDDT 23.239)

LANDSCAPED AREA
CURB

JAMES STREET
(VARIABLE R/W)

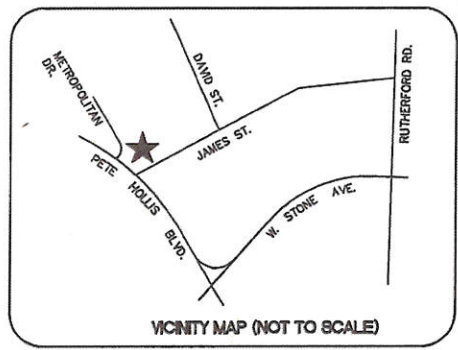
THIS IS NOT A SURVEY



TMS # 0030000200200
N/F
SM HOWARD
D.B. 1058-5
P.B. DDD-904

TMS # 0030000200400
N/F
PATRICK F. JANISON
D.B. DDD-904
P.B. 2417-5824

LEGEND	
○ IPS	IRON PIN SET
○ IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE



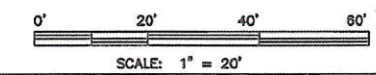
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FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	BMB
REF. PLAT BOOK:	1204-80
REF. DEED BOOK:	2482-4270
TAX MAP :	0030000200300
DATE DRAWN:	8-24-2016
DRAWING NO:	67432
DATE OF LAST REVISION:	10-18-2016



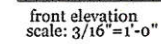
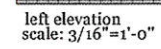
NOT FOR RECORDATION

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE
**JAMES STREET SUBDIVISION
LOTS 1, 2 AND 3
PLOT PLAN FOR
LS RESIDENTIAL, LLC**

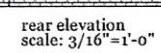
SITE ADDRESS:
1102 METROPOLITAN DRIVE
GREENVILLE, SC 29609

16-701-703
10/19/16

DATED:



right elevation
scale: 3/16"=1'-0"



12" overhang

ELEVATIONS

[illegible]

THE FOLLOWING IS THE FULL
TEXT OF THE REPORT OF THE
COMMISSION ON THE
STATUS OF THE
INDIAN PEOPLE IN THE
UNITED STATES.

offsite

5/24/2016

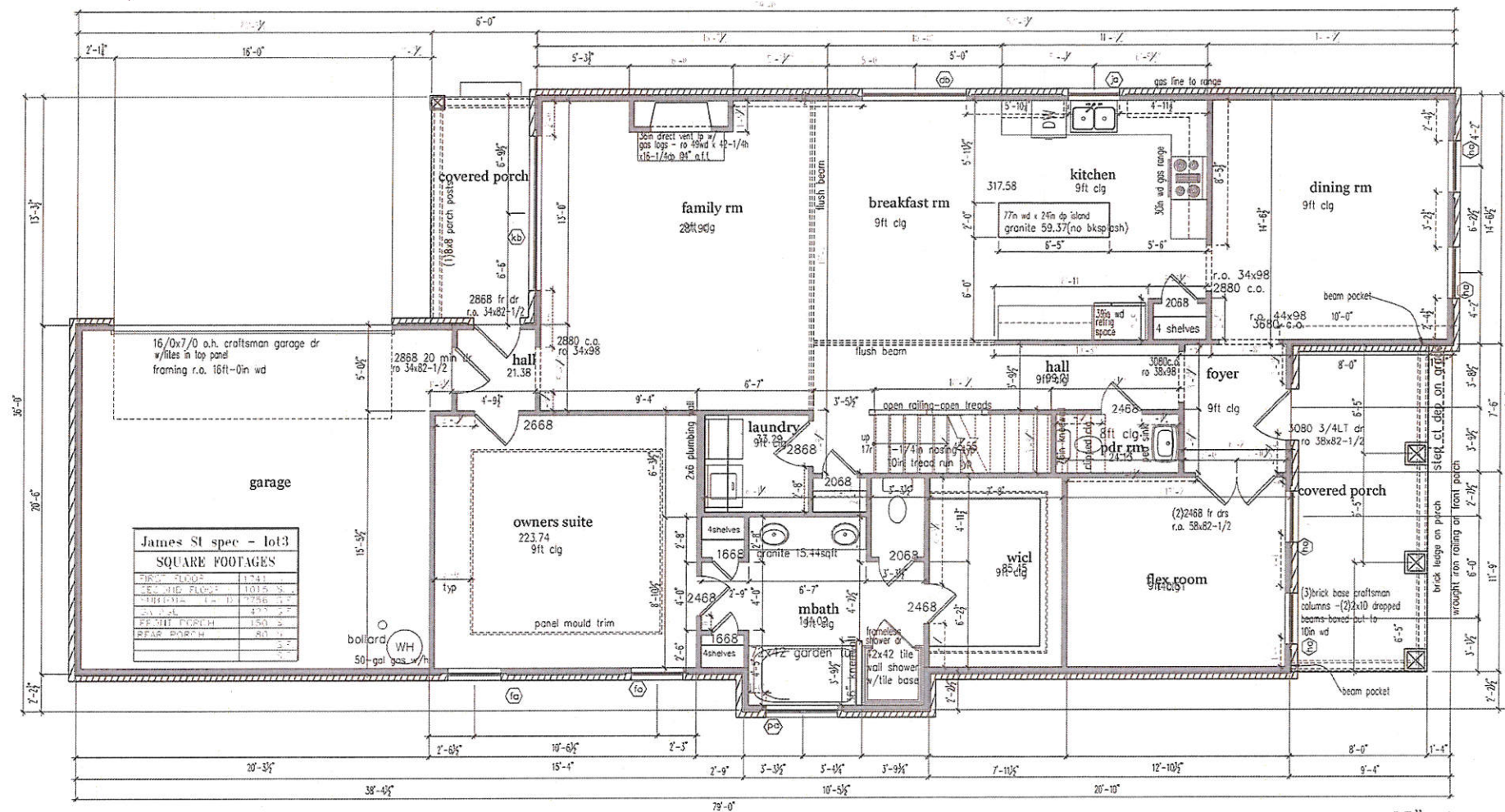
2000 10 31

Age Group	1990 (%)	1995 (%)	2000 (%)	2005 (%)
0-14	~15	~12	~10	~8
15-44	~45	~35	~30	~25
45-64	~35	~30	~25	~20
65+	~10	~8	~6	~5

$$3/16'' = 1'-0''$$

100

al	of	4
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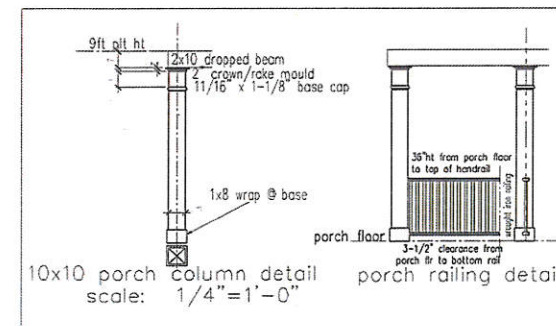


1st flr plan view
scale: 1/4"=1'-0"

WINDOW SCHEDULE

1	3'-0" x 5'-0" twin sh	7'-0" w x 6'-0" h	N/STAIR @ 38" AFF
2	7'-0" x 4'-0" twin sh	48" w x 48" h	at 44" AFF
3	3'-0" x 3'-0" sh	36" w x 36" h	
4	3'-0" x 6'-0" sh	36" w x 7'-0" h	
5	3'-0" x 5'-0" sh	36" w x 6'-0" h	
6	3'-0" x 6'-0" twin sh	108" w x 7'-0" h	

all interior door rough openings to be 83" high



ISSUED FOR
review

DATED:

James St spec - lot 3
1ST FLR PLAN VIEW

REV. NO.	REV. DATE
1	REV.
2	REV.
3	REV.
4	REV.
5	REV.
6	REV.
7	REV.
8	REV.
9	REV.
10	REV.

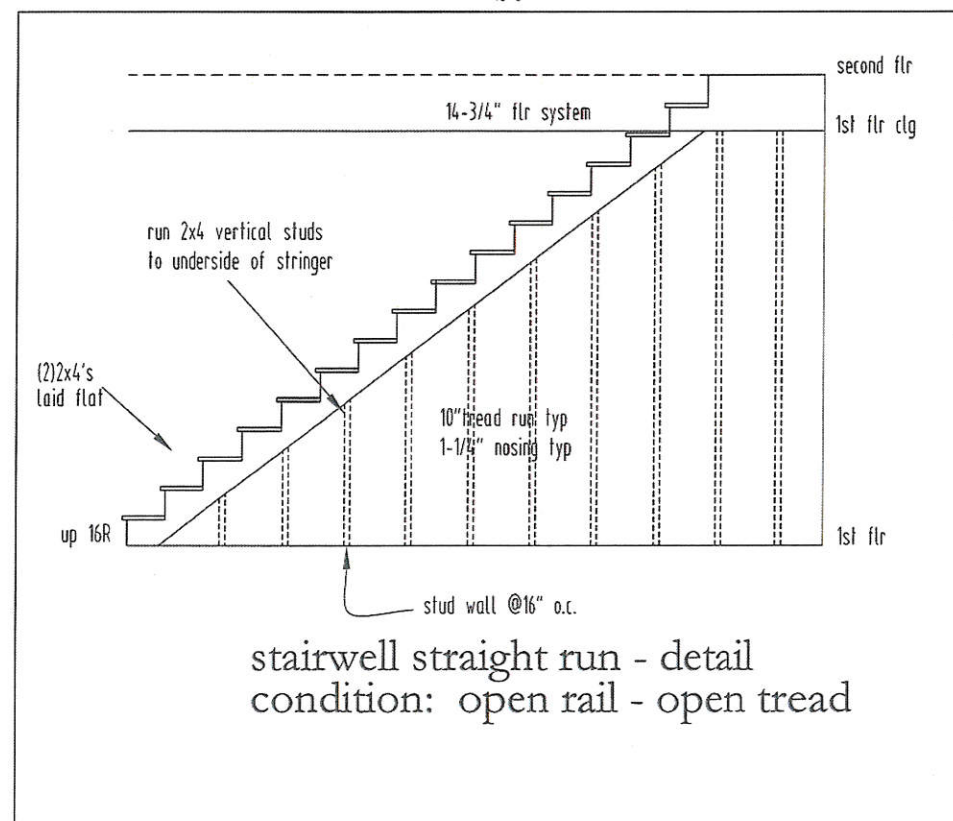
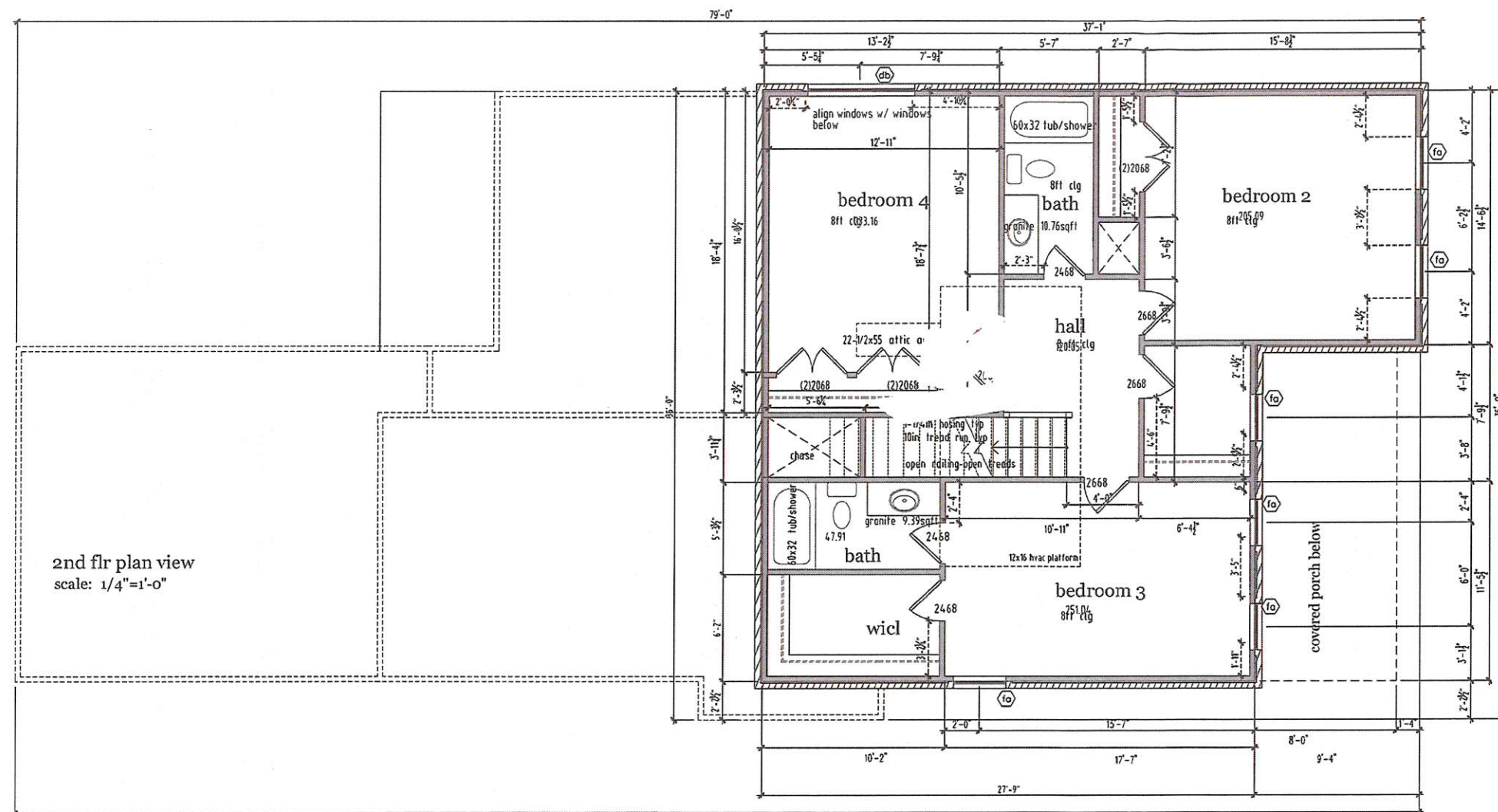
NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS BUILDING CODE.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND RECORD DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND UTILITIES.

DATE	3-21-16
BY	TB
SCALE	1/4"=1'-0"
DATE	3-21-16
BY	TB
SCALE	1/4"=1'-0"
DATE	3-21-16
BY	TB
SCALE	1/4"=1'-0"

A2 OF 4

16-703

10/19/16



ISSUED FOR
review

DATED:

BUILDER GROUP:

AN INFORMATION:
James St spec - lot 3

2ND FLR PLAN VIEW

PLAN INFORMATION:

REVISION CHANGES:

[illegible]

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE
PROPERTY OF LAZARUS SHOUSE HOMES, LLC
AND MAY NOT BE USED OR REPRODUCED
WITHOUT THE EXPRESSED WRITTEN
CONSENT OF LAZARUS SHOUSE HOMES, LLC

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBD. COLLECTION:

offsite

START DATE: 5-24-16

DRAWN BY: TB

SCALE: $1/4" = 1'-0"$

SHEET NO:

a3 of 4

16-703 10/18/16



city of greenville

APPLICATION FOR LAND DEVELOPMENT PERMIT

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# 5 MD 16-738 Fees Paid 550
Date Received 10/13 Accepted By BN/SH
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	<u>STEPHEN HULL</u>	<u>Edgehill LLC</u>
*Title:	<u>President, Sole Member</u>	<u>—</u>
*Address:	<u>308 Arlington Ave Greenville 29601</u>	<u>SAME</u>
*Phone:	<u>615-310-8822</u>	<u>SAME</u>
*Email:	<u>sehull57@att.net</u>	<u>SAME</u>

PROPERTY INFORMATION

*STREET ADDRESS 8 Mallard Street, Greenville, SC 29601
*TAX MAP #(S) #0080000400101
*ZONING DESIGNATION 581
*# ORIGINAL LOTS 1 *TOTAL ACREAGE .246
*# PROPOSED LOTS 5 *TOTAL ACREAGE .246

INSTRUCTIONS

- Please refer to **section 19-2.3.13, Land Development**, for additional information.
- All applications and fees (made payable to the City of Greenville) for land development permits must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
 - Minor Subdivision – (2 lots) \$300.00 - Summary Plat review, *administrative review*
 - Major subdivision – (3-10 lots) \$300.00 - Preliminary Plat review, *public hearing required*
 - Major subdivision – (11+ lots) \$550.00 - Preliminary Plat review, *public hearing required*
 - Multifamily development** **\$550.00 - public hearing required**
- The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. The staff will contact the applicant to correct any deficiencies which must be corrected prior to placing a land development application on the planning commission agenda. You are encouraged to schedule an application conference with a planner who will review your application for “sufficiency” at the time it is submitted. Call (864) 467-4476 to schedule an appointment.
- Land development applications require a public hearing before the planning commission and must be posted at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
- Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’.
- Multifamily Development plan format and content requirements are reflected in the Administrative Manual at Appendix ‘H’. The information shall include at a minimum:
 - Completed application for land development permit;
 - Context map, showing relationship of proposed development to the surrounding neighborhood;

SD 16-722

Design Intent

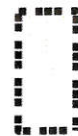
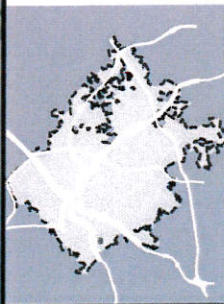
Our intent with Phase Two of West End Walk is to maximize green space and seamlessly meld with Phase One, completed last year. As such, we are “bookending” the new phase with the original one, allowing them to share the existing driveway, which eliminated thousands of square feet of asphalt that would have been necessary if all four units in Phase Two had been designed to face Mallard Street with garages facing the western property line.

Unit A of Phase Two engages the neighborhood with a layered façade and front door and porch that front on Mallard, while the other three units share a wide and landscaped courtyard.

The proposed minimum setback on Mallard Street of 5'-3" from the property line will align the new construction with the existing Mallard Street façade of Phase One, and is in keeping with the setbacks of the Pendleton West on the next block south, which vary from a minimum of 3.6' to a maximum of 7.3'. We propose a 5'-0" setback at the western property line, which aligns the new phase with Phase One, and also a 5'-0" setback from the southern property line abutting the existing driveway. The minimum setback along the northern property line is 16'-1".

All exterior materials will match Phase One and were chosen for neighborhood compatibility and long term serviceability: pre-finished James Hardie siding and trim, architectural roofing, and classic brick. Exterior lighting, identical to phase one, will be coach lamplighting on each front porch and above each garage in the rear. Using the same trees, foundation plantings and fencing material will further unify the two phases.

8 Mallard St - Aerial



City Limit Boundary



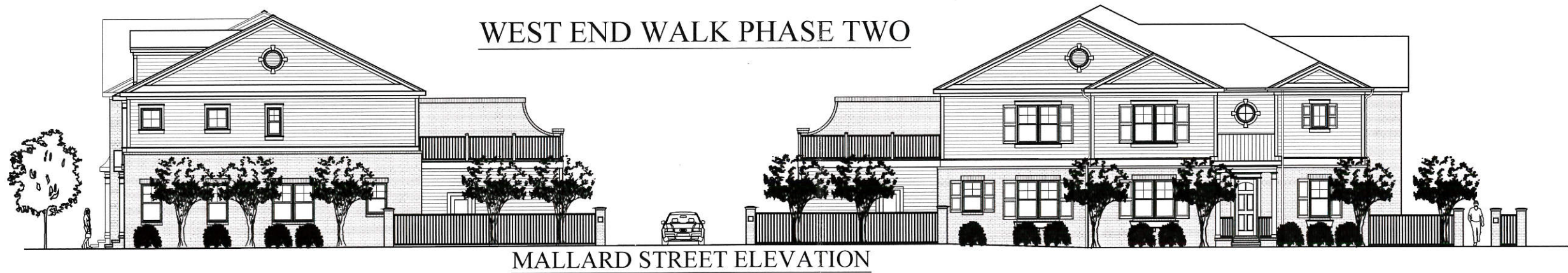
Parcels



city of
greenville
South Carolina

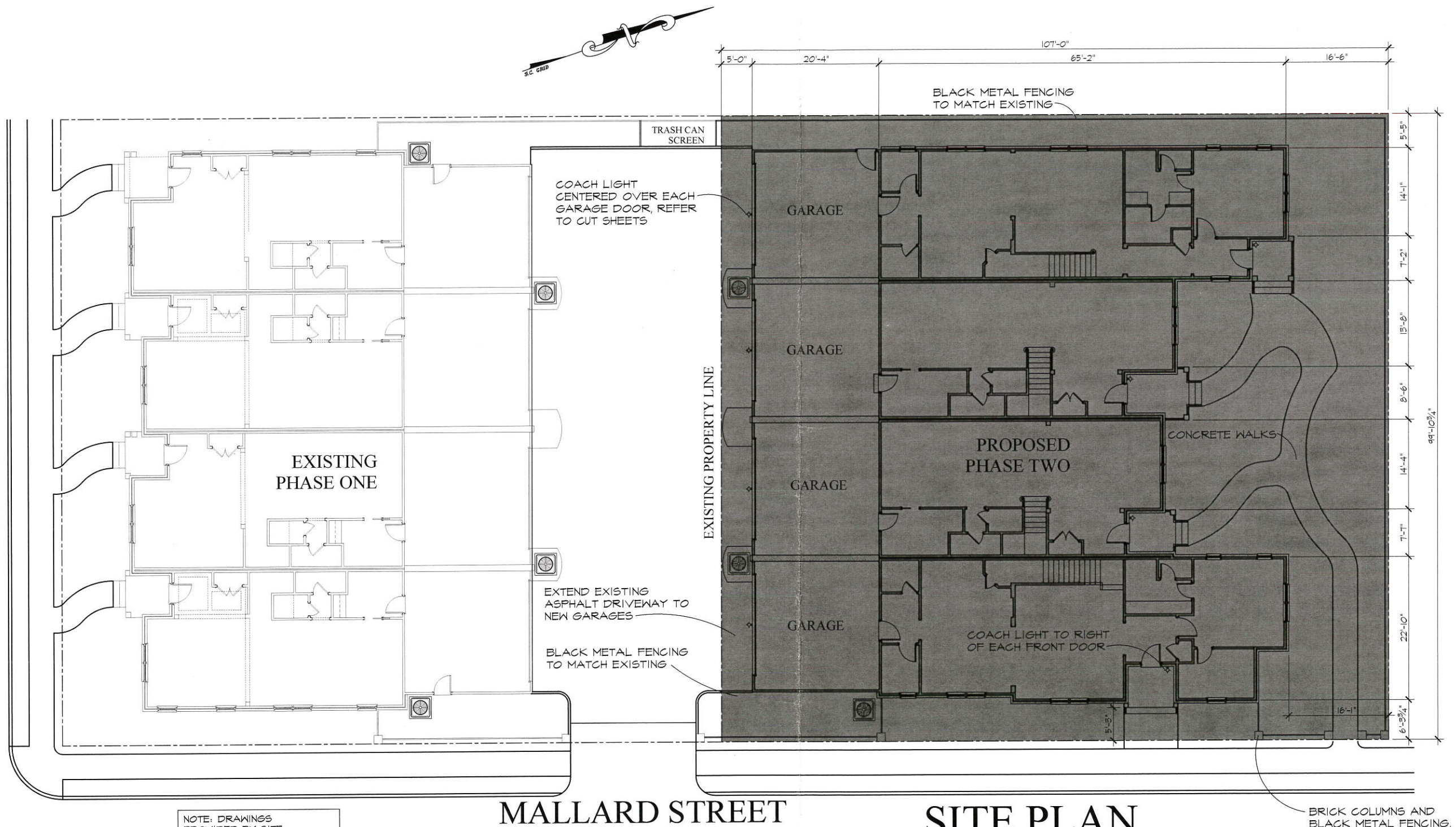
This map is a product of the City of Greenville, SC.
Reasonable efforts have been made to ensure the accuracy
of this map. The City of Greenville expressly disclaims
any responsibility for errors or omissions on this map.
Copyright © The City of Greenville, SC.

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ARLINGTON AVENUE



NOTE: DRAWINGS PROVIDED BY SITE DESIGN TAKE PRECEDENT OVER THESE WHERE SAME ARE AT ODDS.

MALLARD STREET

SITE PLAN

SCALE: 1"=10"

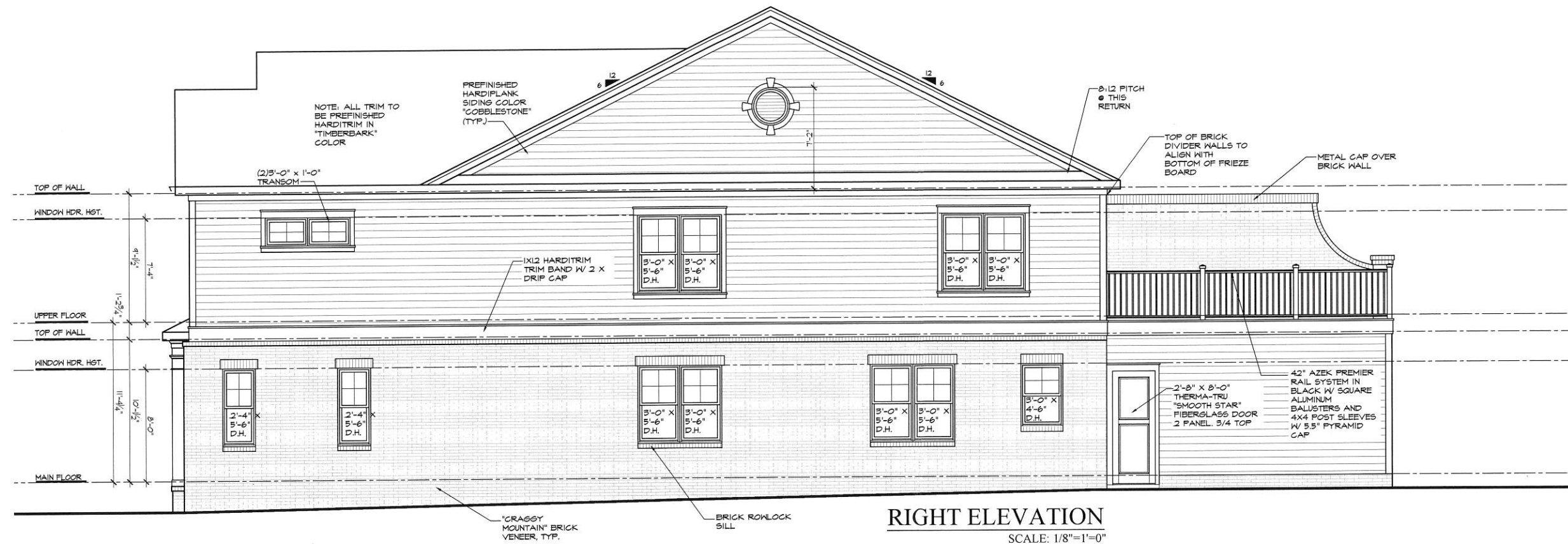
SOUTHGATE
RESIDENTIAL LLC

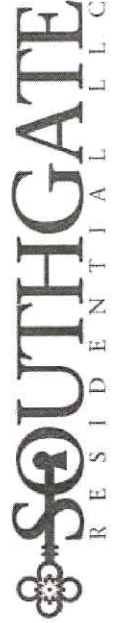
WESTEND WALK PHASE TWO
GREENVILLE, SC

10-09-16
ISSUED FOR
PLANNING
COMMISSION

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SOUTHGATE
RESIDENTIAL LLC

WESTEND WALK PHASE TWO
GREENVILLE, SC

10-09-16
ISSUED FOR
PLANNING
COMMISSION

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10-09-16
ISSUED FOR
PLANNING
COMMISSION



SCALE: 1/8"=1'=0'



UNIT A
AREA CALCULATIONS
MAIN FLOOR: 1383 SQ. FT.
UPPER FLOOR: 1325 SQ. FT.
TOTAL HEATED: 2708 SQ. FT.

UNIT B
AREA CALCULATIONS
MAIN FLOOR: 961 SQ. FT.
UPPER FLOOR: 933 SQ. FT.
TOTAL HEATED: 1894 SQ. FT.

UNIT C
AREA CALCULATIONS
MAIN FLOOR: 989 SQ. FT.
UPPER FLOOR: 988 SQ. FT.
TOTAL HEATED: 1977 SQ. FT.

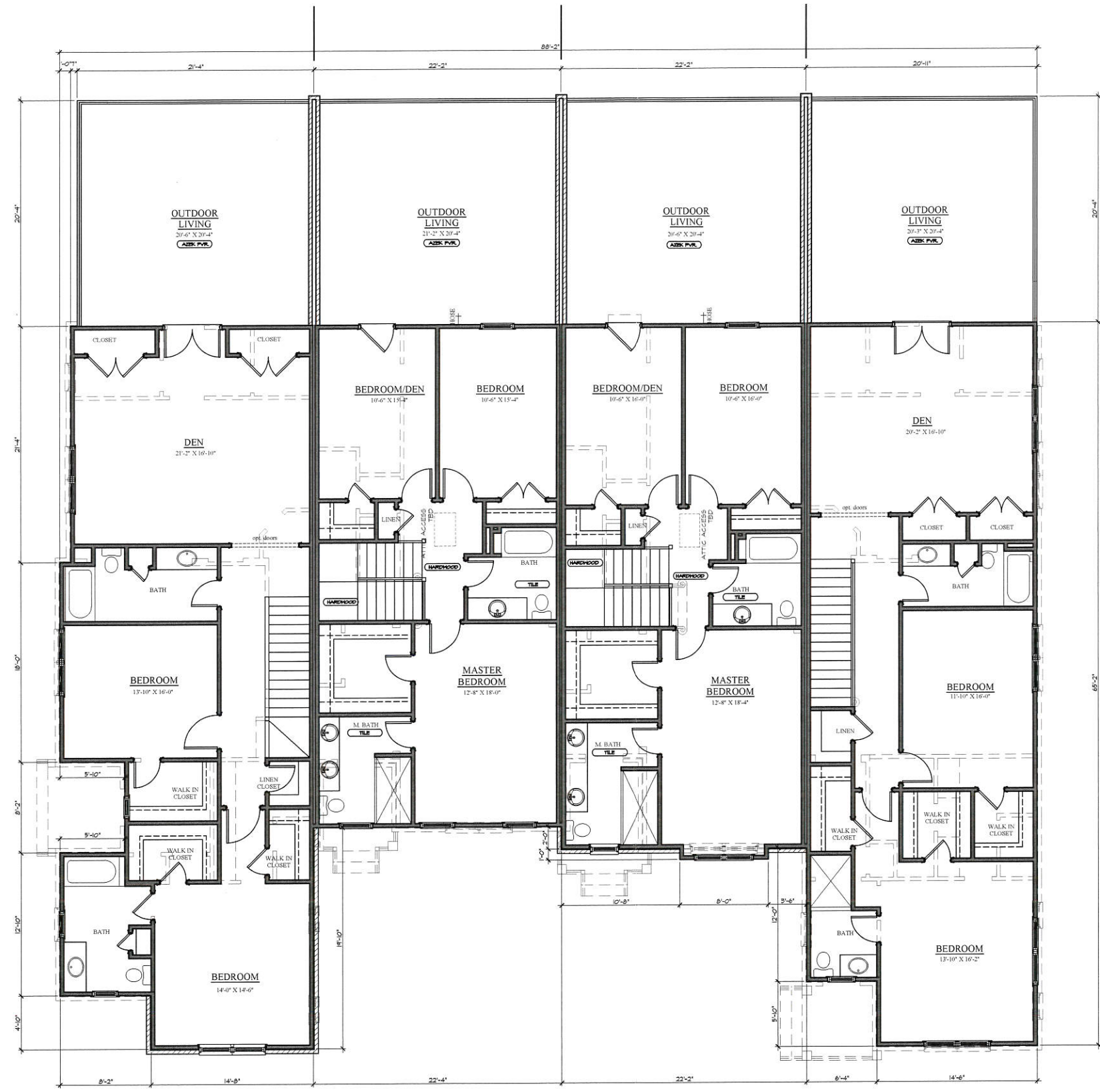
UNIT D
AREA CALCULATIONS
MAIN FLOOR: 1334 SQ. FT.
UPPER FLOOR: 1270 SQ. FT.
TOTAL HEATED: 2604 SQ. FT.

MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"

WESTEND WALK PHASE TWO
GREENVILLE, SC

10-09-16
ISSUED FOR
PLANNING
COMMISSION

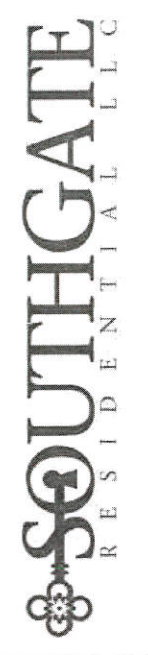
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UPPER FLOOR PLAN
SCALE: 3/32"=1'-0"

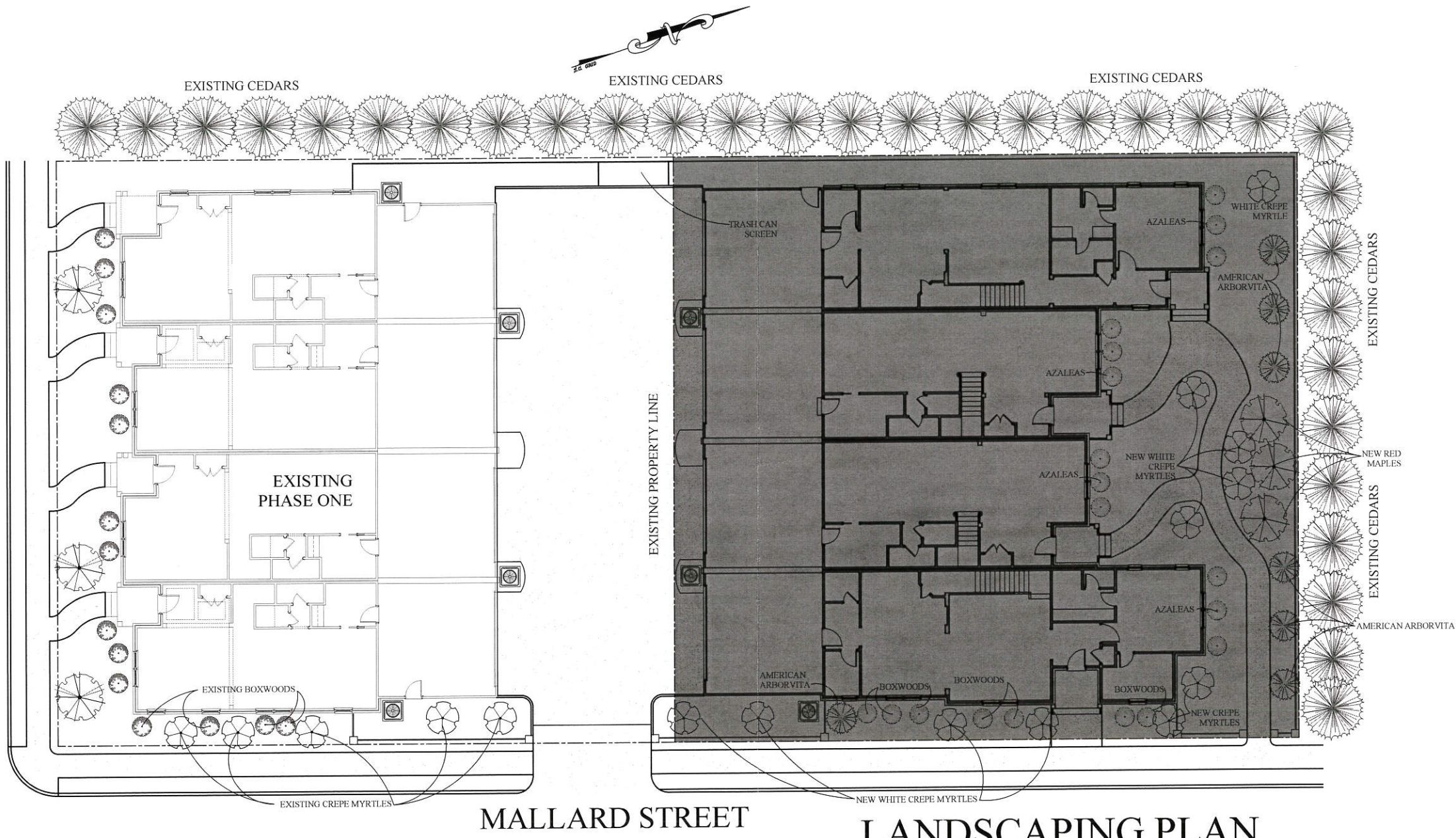
WESTEND WALK PHASE TWO
GREENVILLE, SC

10-09-16
ISSUED FOR
PLANNING
COMMISSION



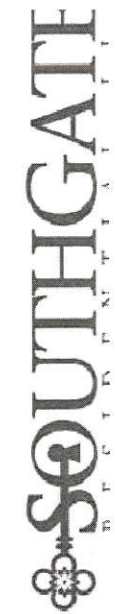
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ARLINGTON
AVENUE



PLANT LIST				
QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
3	ACER RUBRUM	RED MAPLE	3" CALIPER, 14' HT., 6' CLEAR TRUNK	B4B, CENTRAL LEADER, ANSI Z60.1 STANDARDS
7	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' TALL	B4B, CENTRAL LEADER, ANSI Z60.1 STANDARDS
11	LAGERSTROEMIA INDICA	WHITE CREPE MYRTLE	2" CALIPER, 10' HT., 5' CLEAR TRUNK	B4B, CENTRAL LEADER, ANSI Z60.1 STANDARDS
12	RHODODENDRON PERICLYMENOIDES	PINK AZALEA	16" TALL	B4B, CENTRAL LEADER, ANSI Z60.1 STANDARDS
7	BUXUS MACROPHYLLA	BOXWOOD	16" TALL	B4B, CENTRAL LEADER, ANSI Z60.1 STANDARDS

WESTEND WALK PHASE TWO
GREENVILLE, SC



10-09-1
ISSUED F
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COMMISS



Arlington Avenue Townhomes
(WEST END WALK PHASE 1)



**APPLICATION FOR AMENDMENT AND ANNEXATION
TO OFFICIAL GREENVILLE CITY ZONING MAP (Attachment I)**

1. PROPERTY OWNER

Name WOODSIOE MILL PARTNERS LLC
Address 4770 S. ATLANTA RD SE, STE 200, ATLANTA, GA 30339
Telephone No. 404-456-4688

- Name of Property Owner should be the name in which the property is legally recorded.
- If the Property Owner is not the Authorized Representative of the request then a letter authorizing the request or a copy of the contract for an option of the property will be required.

2. AUTHORIZED REPRESENTATIVE (if applicable)

Name _____
Address _____
Telephone No. _____
Property Interest _____

3. LEGAL REPRESENTATIVE (if applicable)

Name _____
Address _____
Telephone No. _____

4. PROPERTY LOCATION

Tax Sheet SEE: Block _____ Lot(s) _____
Acreage 12.26 Council District 7
Present Zoning Classification I-1 / COUNTRY
Requested Zoning Classification PDD

PARCEL I: 122-3-1 AND
122-3-6
II: 122-6-11
III: 122-5-16
IV: 122-5-14

5. PROPERTY CHARACTERISTICS

Deed Restrictions N/A
Frontage on Public Road (feet) 1,807
Water District GREENVILLE Sewer District PARKER
Fire District PARKER Sanitation District GGSC

6. TYPE OF ANNEXATION (SELECT ONE) ☒ 100% ☐ 75% ☐ 25%

7. NOTICE OF PUBLIC HEARING

The public hearing to consider this request is scheduled for _____
at 5:30 p.m. in the City Council Chambers on the Tenth Floor of City Hall, 206
South Main Street, Greenville, South Carolina

CERTIFICATE OF RECEIPT

This is to certify that I have received 8 "Notice of Public Hearing"
sign(s) for the purpose of posting property identified in the Greenville County Tax
Book as Sheet _____, Block _____, Parcel _____, Section 50-93 of the
City Zoning Ordinance states that "in the case of an application or an amendment
to the zoning map, the applicant or his designated representative will be provided
with an adequate number of Public Hearing signs by the Planning Commission
staff to allow the applicant or his designated representative to properly post and
maintain on the property a notice of public hearing at least eighteen (18) days
prior to the date of the public hearing. Only such signs as provided by the
Planning Commission will be used and they must be placed in a conspicuous
place or places on the premises. FAILURE TO COMPLY WITH THE
POSING REQUIREMENTS WILL RESULT IN THE REMOVAL OF THE
APPLICATION FROM THE PUBLIC HEARING AGENDA AND
FORFEITURE OF THE APPLICATION FEE. Furthermore, all signs must be
removed within thirty (30) days after the public hearing."

I do hereby certify as property owner/authorized representative that the
information shown on this application is correct, and that I will comply with the
requirements of this application.

[Signature]
(Signature)

Docket Number _____	Posting Date _____
Date _____	
Fee Paid _____	Taken By _____

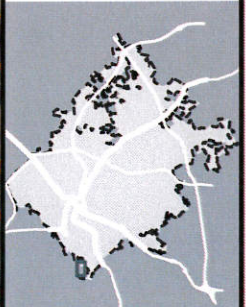
E Main St and Woodside Av - Aerial



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City Limit Boundary

Parcels



Applicant's Response to Section 19-3.2(N) – General Development Parameters

1. Describe the ways in which the proposed Planned Development provides a mix of uses.

Founded in 1902 as the centerpiece of the Woodside Cotton Mill Historic Village, the Woodside Cotton Mill consists of approximately 550,000sf that once served as the community and economic center of West Greenville. The neighborhood was added to the National Register of Historic Places in 1987. The proposed development, Woodside Mill, will be a historic redevelopment of the Woodside Cotton Mill into a vibrant mixed-use community.

Proposed uses include a Class A multifamily community, a convenience/general store, an event venue catering to weddings and other special events, a brewery, and spaces designated for retail and office uses, and spaces designated for townhomes. The preliminary development plan, included in this application, indicates: Woodside Mill Loft Apartments, an approximately 300 apartment unit community located in the main mill building (Building 2); approximately 4,225sf for a planned general store and office uses (Building 1); approximately 2,400sf for a planned event venue (Building 5); square footage within Building 2 for a planned brewery or restaurant; approximately 11,500sf (Buildings 8 and 9) for retail or commercial uses, as market demand allows; and approximately 25,000sf for retail or commercial uses, as market demand allows, or possibly residential townhomes or additional multifamily units (Building 7). The development proposes approximately 590 off-street parking spaces, which are sufficient to meet peak demand in the development and can be shared between uses in the development.

As the focal point of the Woodside Cotton Mill Village Historic District, the proposed development is designed to be a centrally located community gathering place using innovative design techniques and incorporating multiple uses.

2. Describe the ways in which the proposed Planned Development utilizes cluster or traditional neighborhood development principles to the greatest extent possible that is interrelated and linked by pedestrian ways, bike ways, and transportation systems.

Woodside Mill's design is optimized to preserve as much of the historic character of the neighborhood as possible. By repurposing the existing buildings on the site to the greatest extent possible, Woodside Mill will preserve and enhance the character of the historic neighborhood.

Additionally, the design will incorporate roadway improvements, sidewalks, streetscapes, and crosswalks to enhance the connectivity of the Mill to its surrounding neighborhood. A Greenlink Bus stop is adjacent to the site, with its stop serving as the rough halfway point between the Greenville Technical College's northwest campus and the downtown Transit Center. This convenient route will provide residents farther north of the CBD connectivity with downtown while providing them a link to the amenities and services that will tenant the commercial and retail spaces of the development.

The development also lies less than 1,000ft from Long Branch Creek. The City of Greenville's West Side Comprehensive Plan proposes a trail spur here that would connect with the Swamp Rabbit Trail and the proposed City Park farther south of the development, providing numerous recreational opportunities for residents of Woodside Mill, while also providing a commercial and retail attraction for users of the northwestern portion of the trails along the Reedy River.

3. Describe the ways in which the proposed Planned Development results in land use patterns that promote and expand opportunities for public transportation and an efficient and compact network of streets, etc.

Woodside Mill has been designed to be an efficient, compact hub of commercial and residential activity catering to the surrounding neighborhoods. The high density of uses on approximately 14 acres is designed to retain the historic character of the neighborhood while promoting pedestrian traffic, mass transit connectivity, and retail and commercial services desirable to the community, all centrally located in an historic structure that once provided the surrounding community with services that have long disappeared from the neighborhood. Parking has been programmed to utilize the site's connections to its neighboring streets to disperse traffic flows throughout the development and minimize traffic impacts on the surrounding neighborhood.

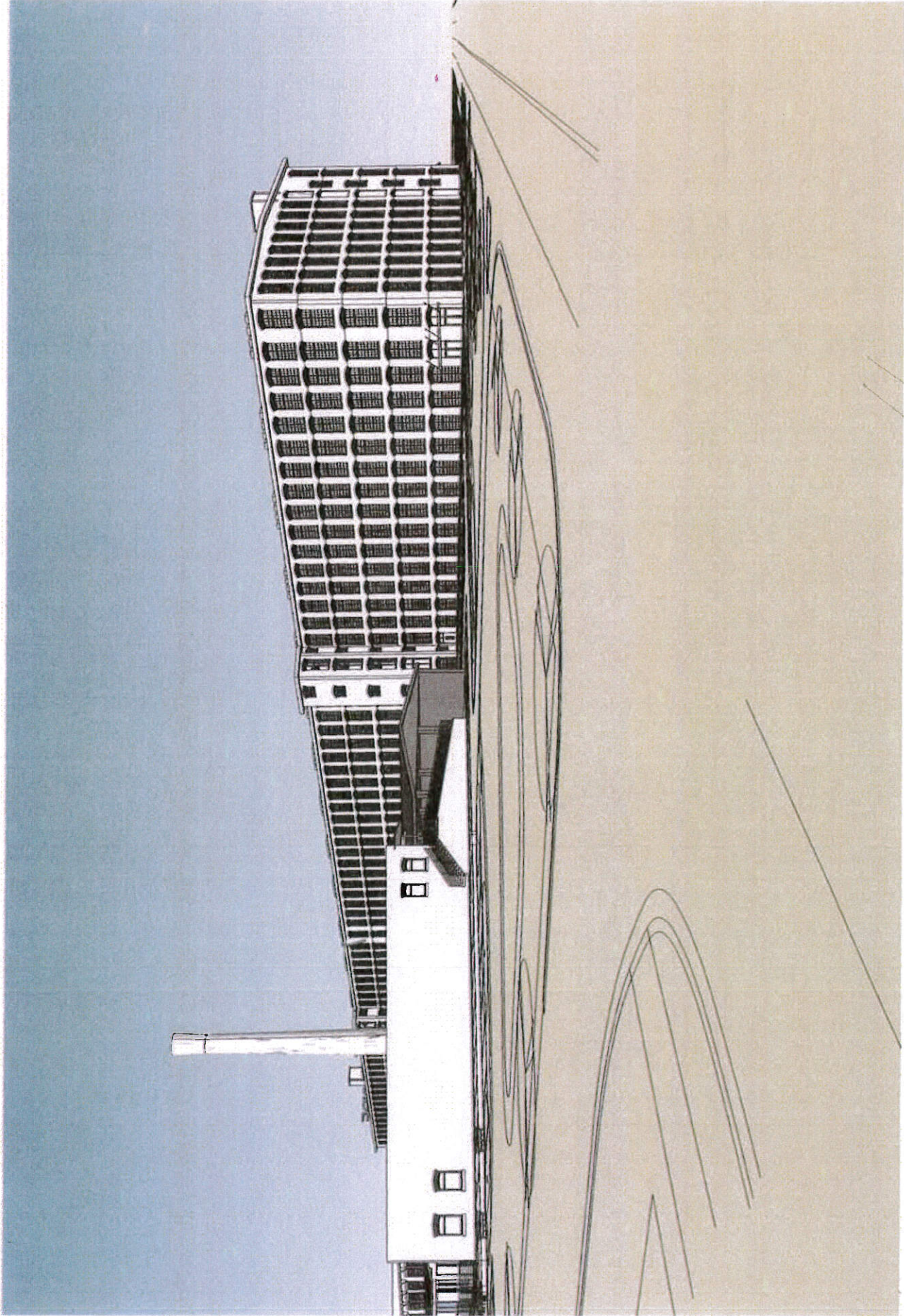
4. Describe the ways in which the proposed Planned Development will be compatible with the character of surrounding land uses and maintain and enhance the value of the surrounding properties.

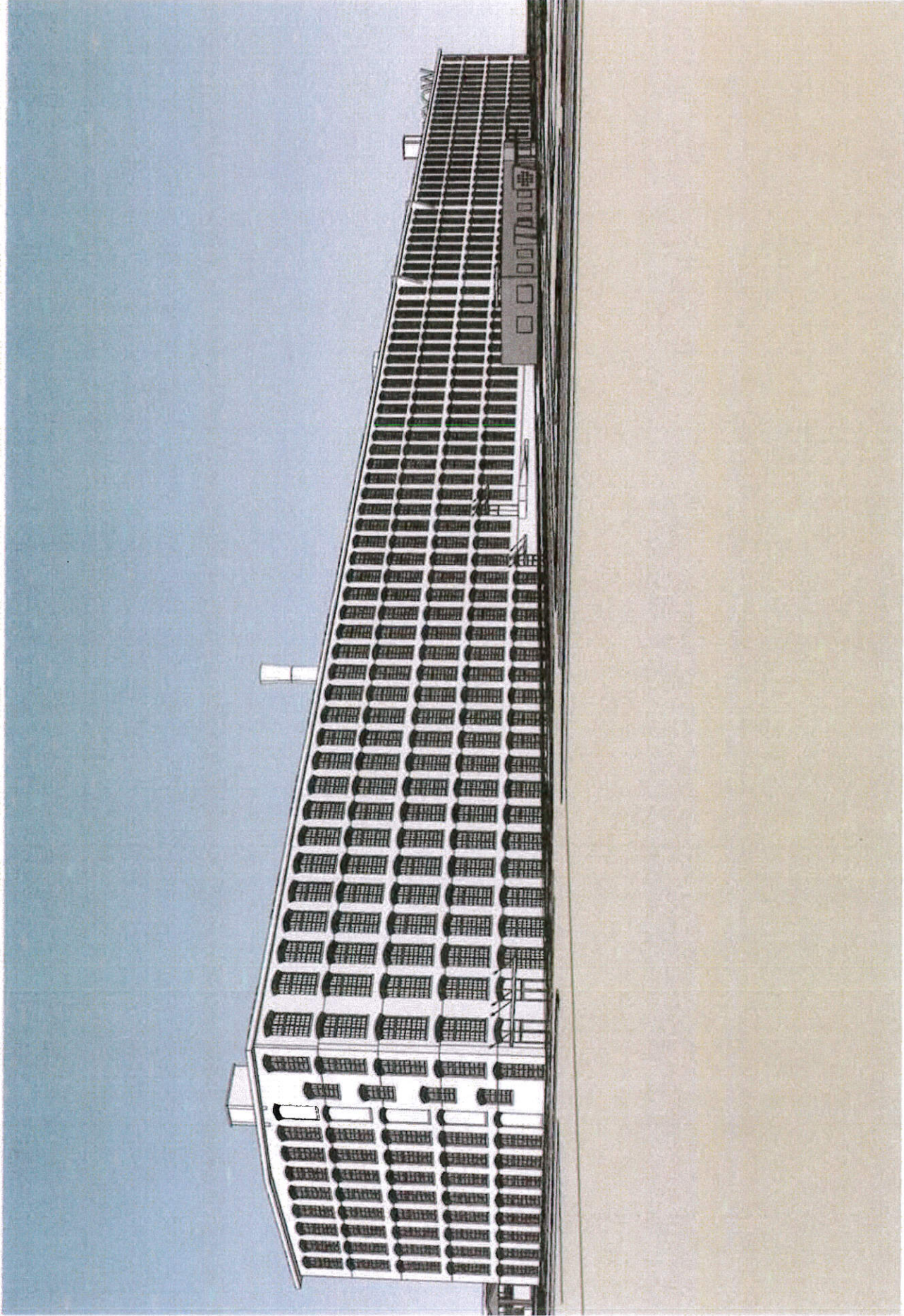
As a former industrial site, the proposed redevelopment of Woodside Mill will create a new and unique center of activity for the surrounding neighborhood, providing uses that are not only compatible with the surrounding neighborhood, but also providing a new high density community destination compatible with what the old Woodside Mill once promised. The West Side Comprehensive Plan itself notes that "[t]he rehabilitation of the large mill building would be a significant driver of revitalization for the neighborhood and surrounding area. Given the building's scale, it is anticipated that rehabilitation will necessitate multiple uses."

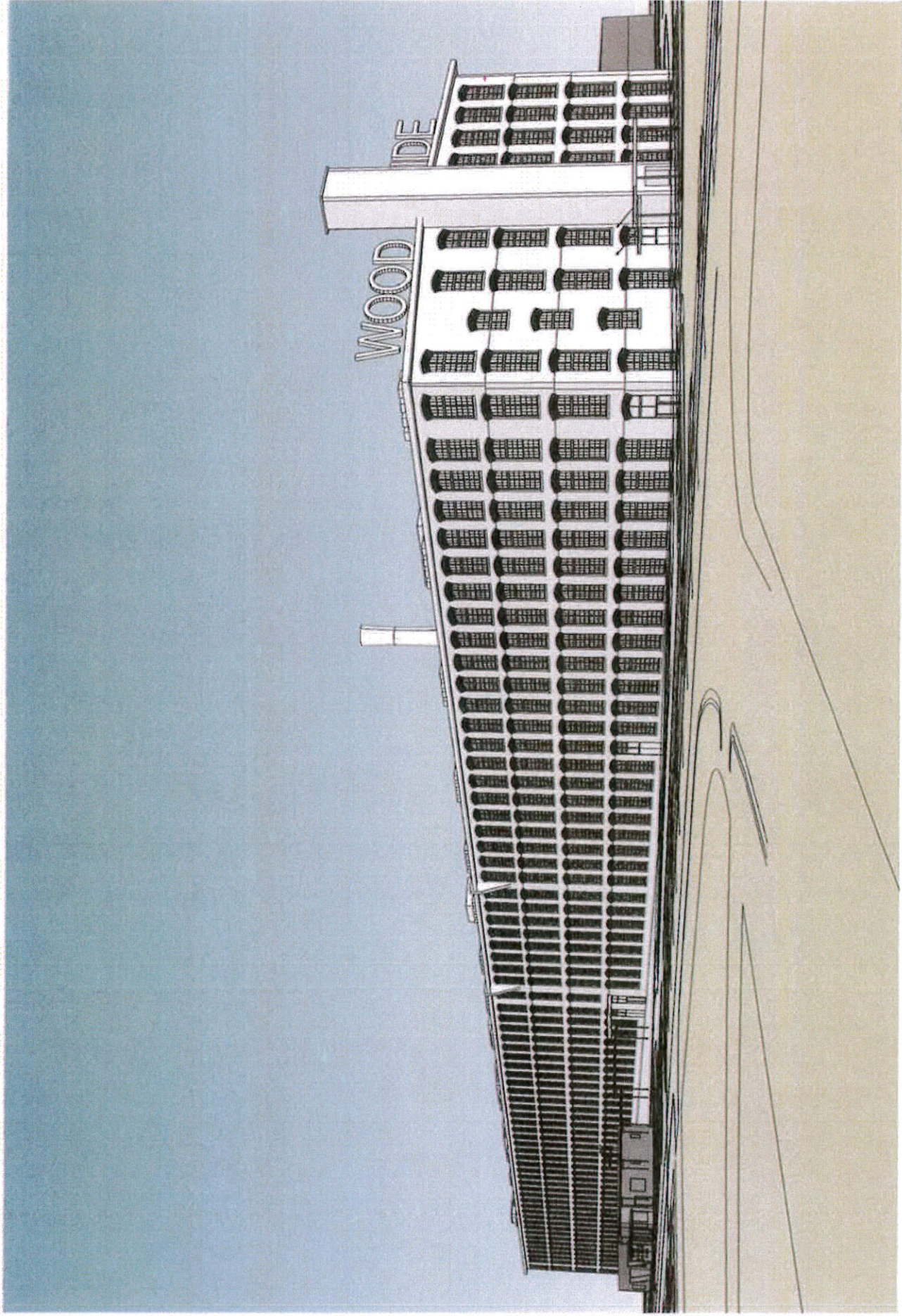
The Class A apartments, commercial tenants, brewery, event venue, and retail and commercial spaces that will occupy the property are proven ways to increase neighboring home values and revitalize the area as a whole. Studies by Harvard, MIT, Virginia Tech, and others have all concluded that multifamily development has a positive impact on neighboring home values.

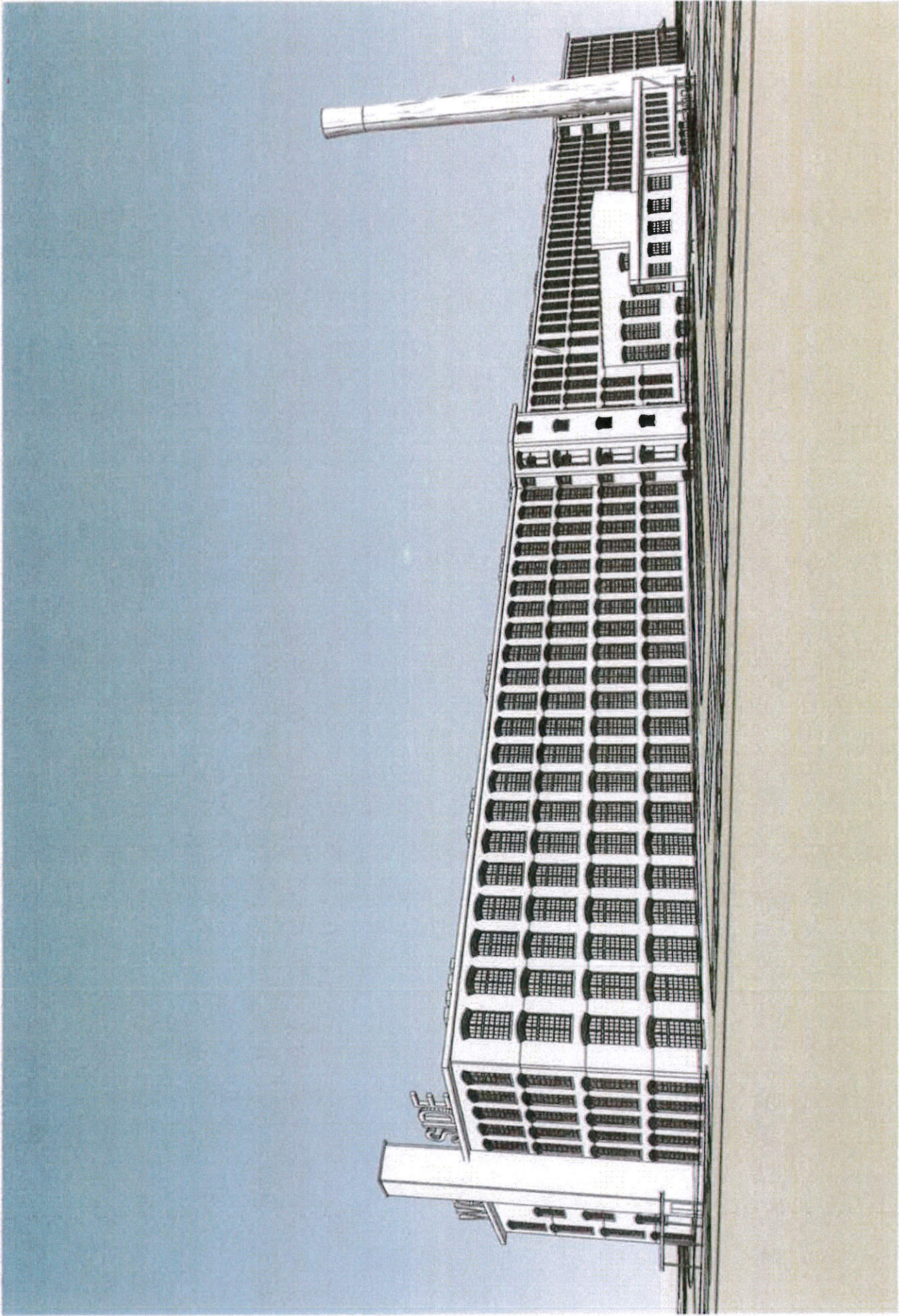
Further, a dense residential development is essential to successful neighborhood retail and commercial investment. As the Urban Land Institute has stated: "Successful retail depends on successful residential neighborhoods. Retailing cannot survive in an environment of deteriorating neighborhood housing, declining population and homeownership rates, disinvestment, crime, and neglect... [w]here residential growth and revitalization is occurring, retail is primed to follow; it simply will not occur the other way around."

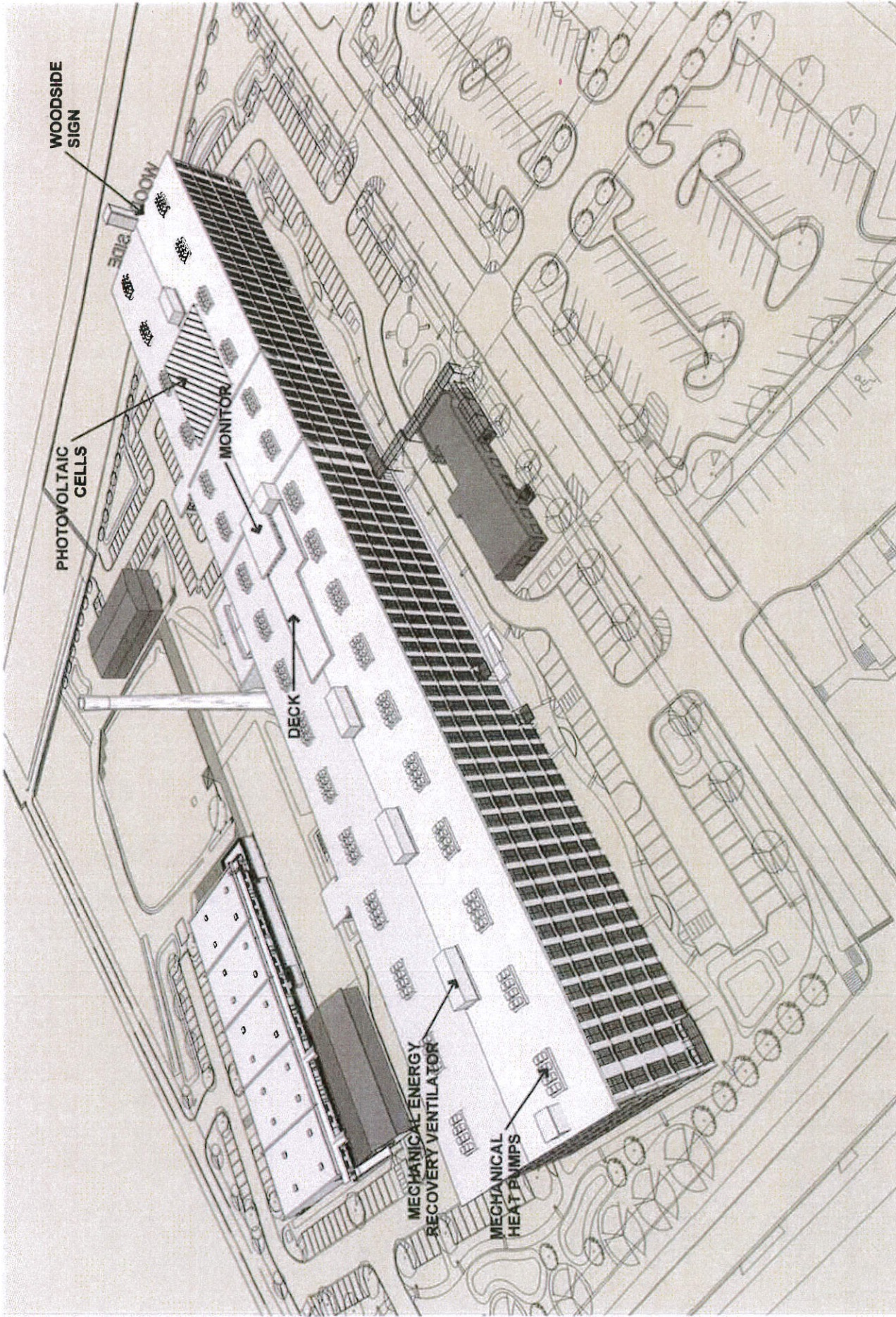
The developers of this project have seen firsthand the revitalization that occurs when large-scale redevelopment of these vacant mills injects new life into the surrounding neighborhoods, as has been witnessed on prior projects in Gastonia, NC, Knoxville, TN, and elsewhere. The redevelopment of Woodside Mill will help to revitalize a part of Greenville that has seen commercial investment move to other parts of the City, and will make the Woodside Cotton Mill Historic Village a vibrant center of West Greenville once again.

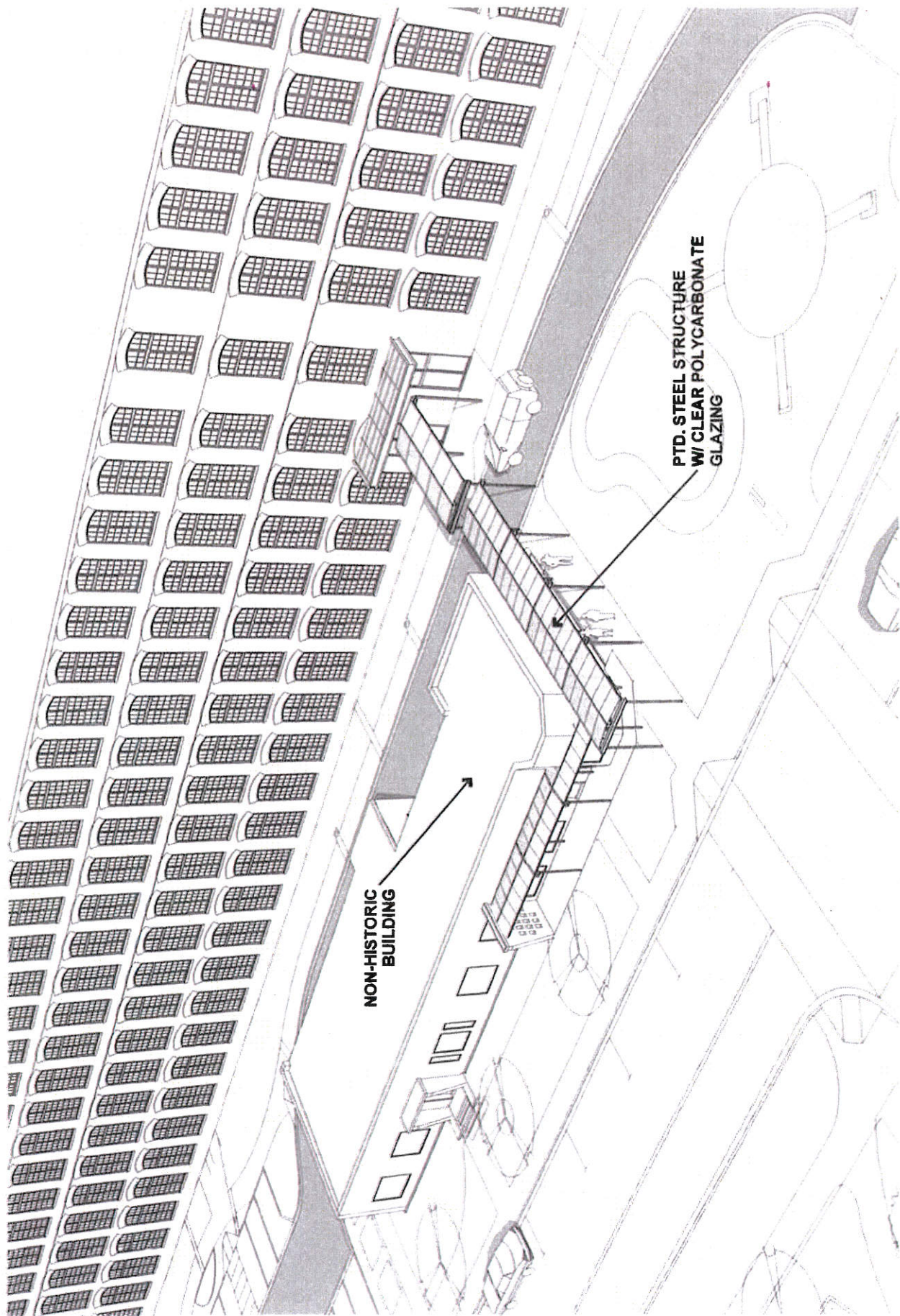


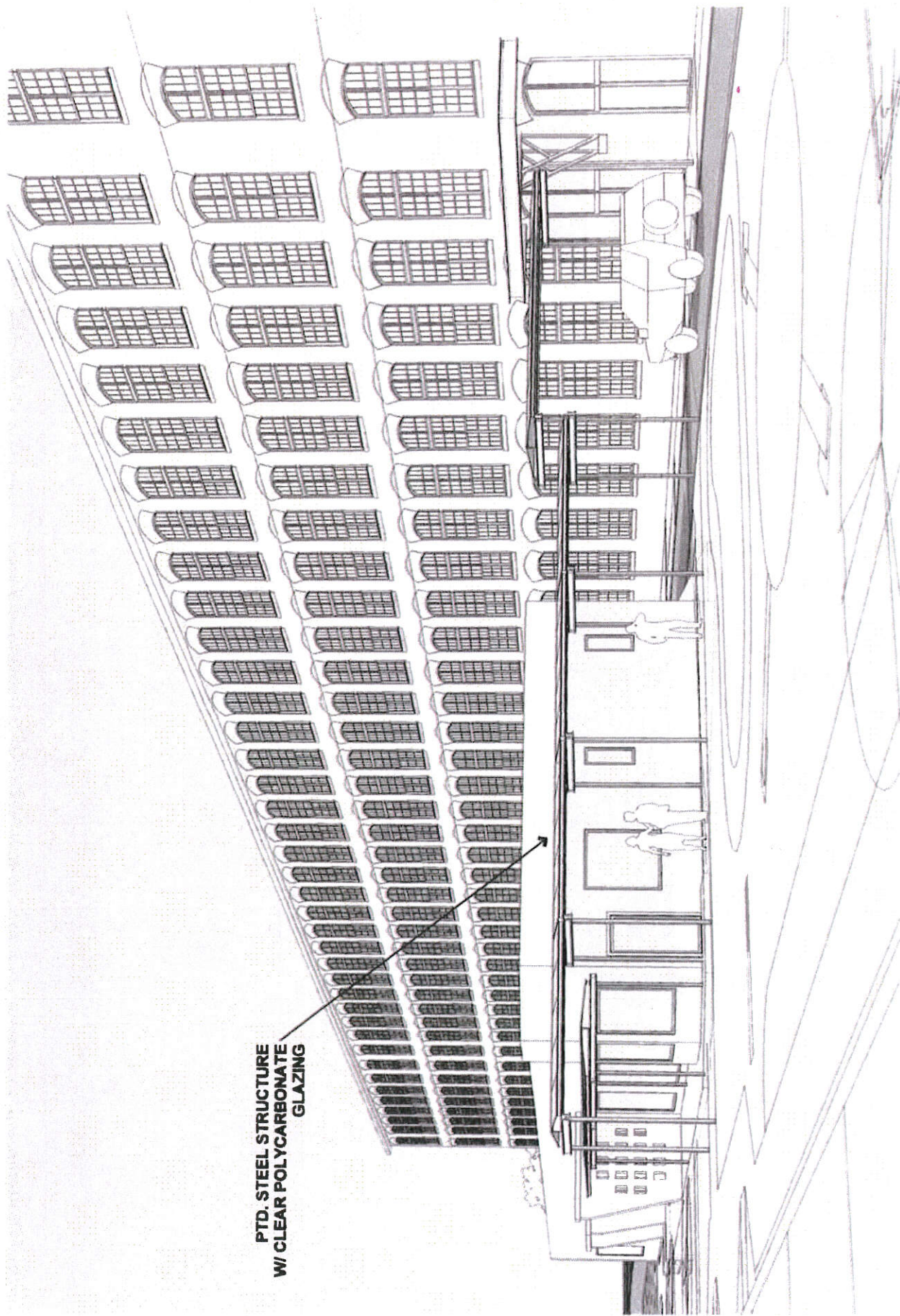


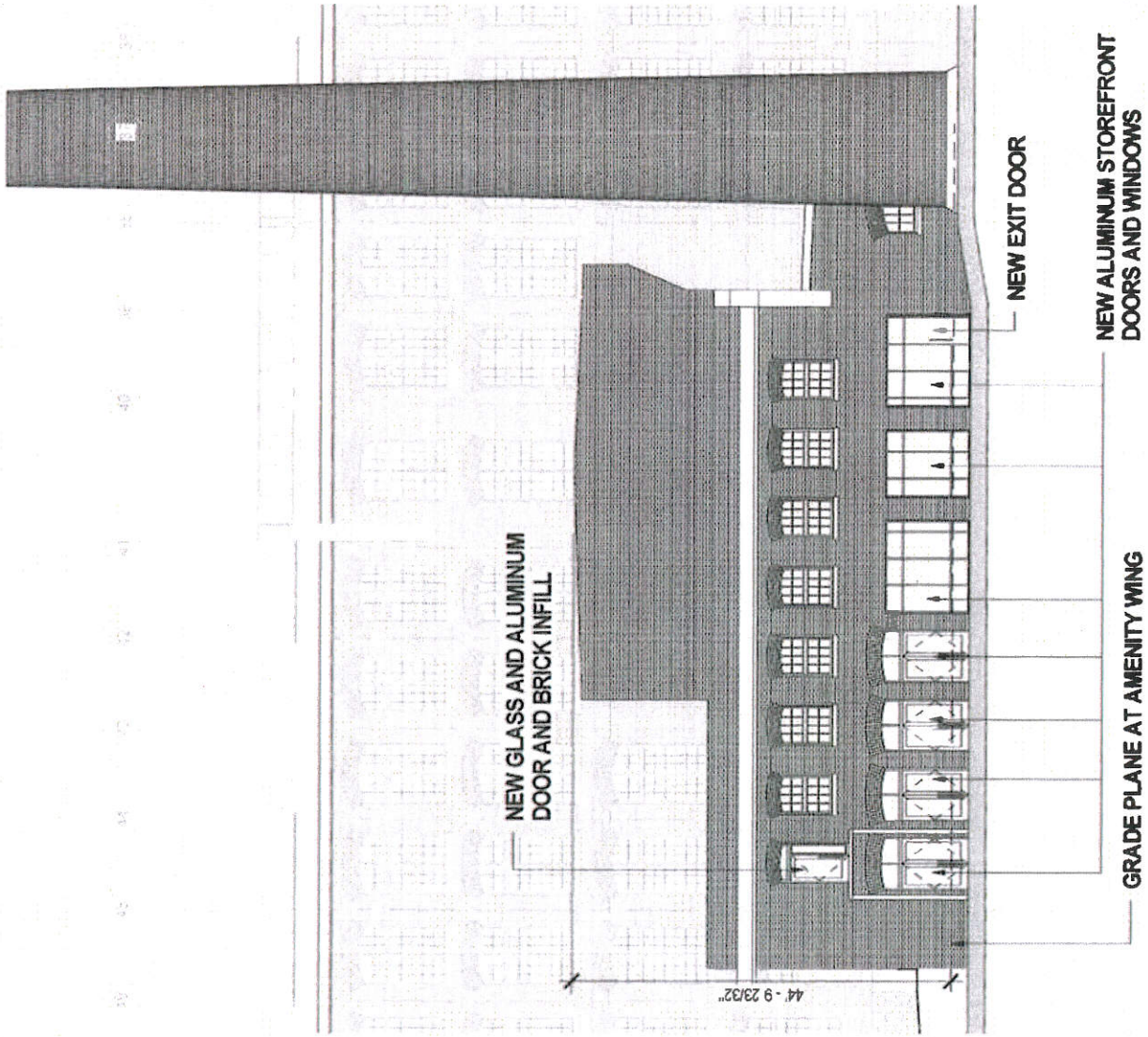


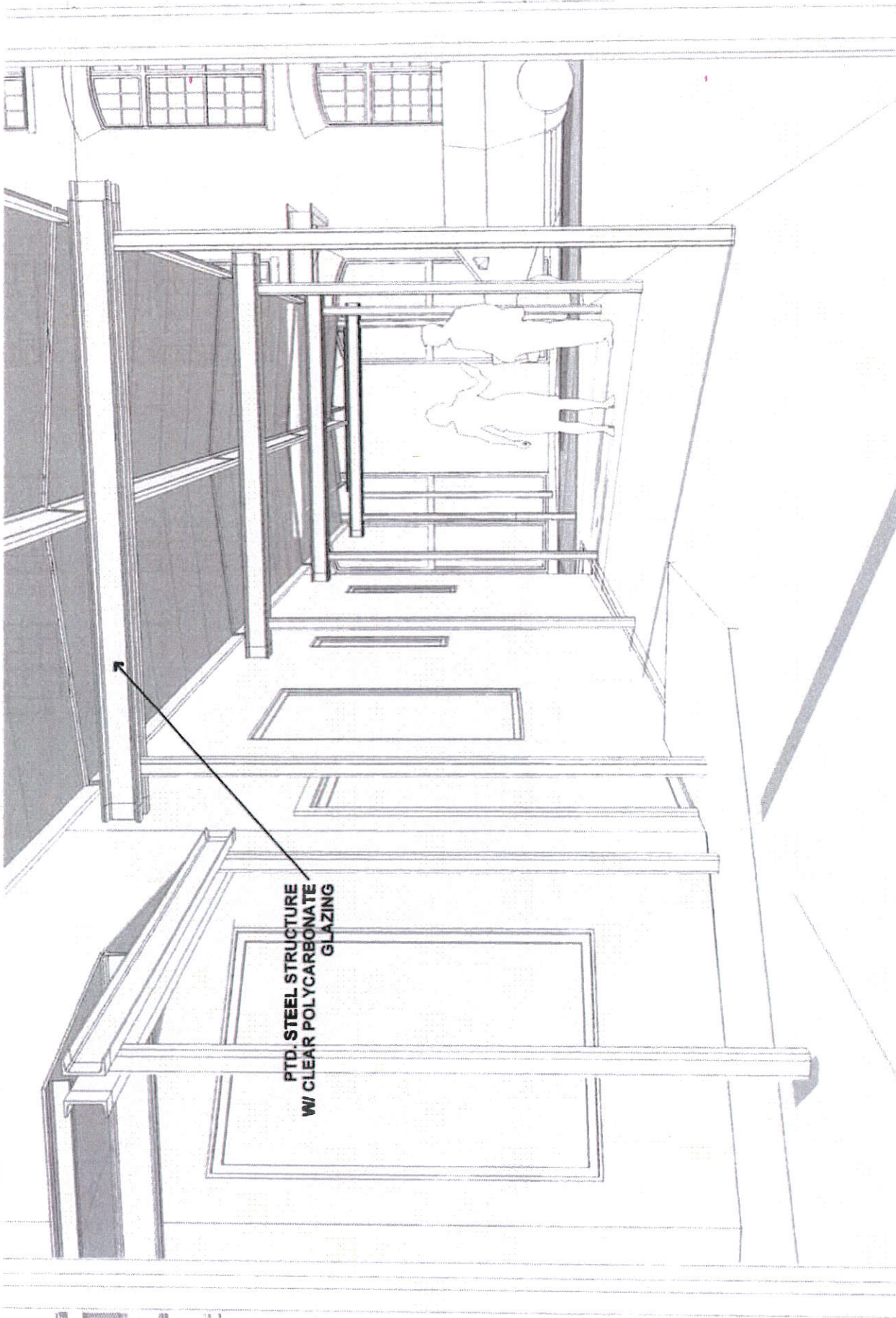




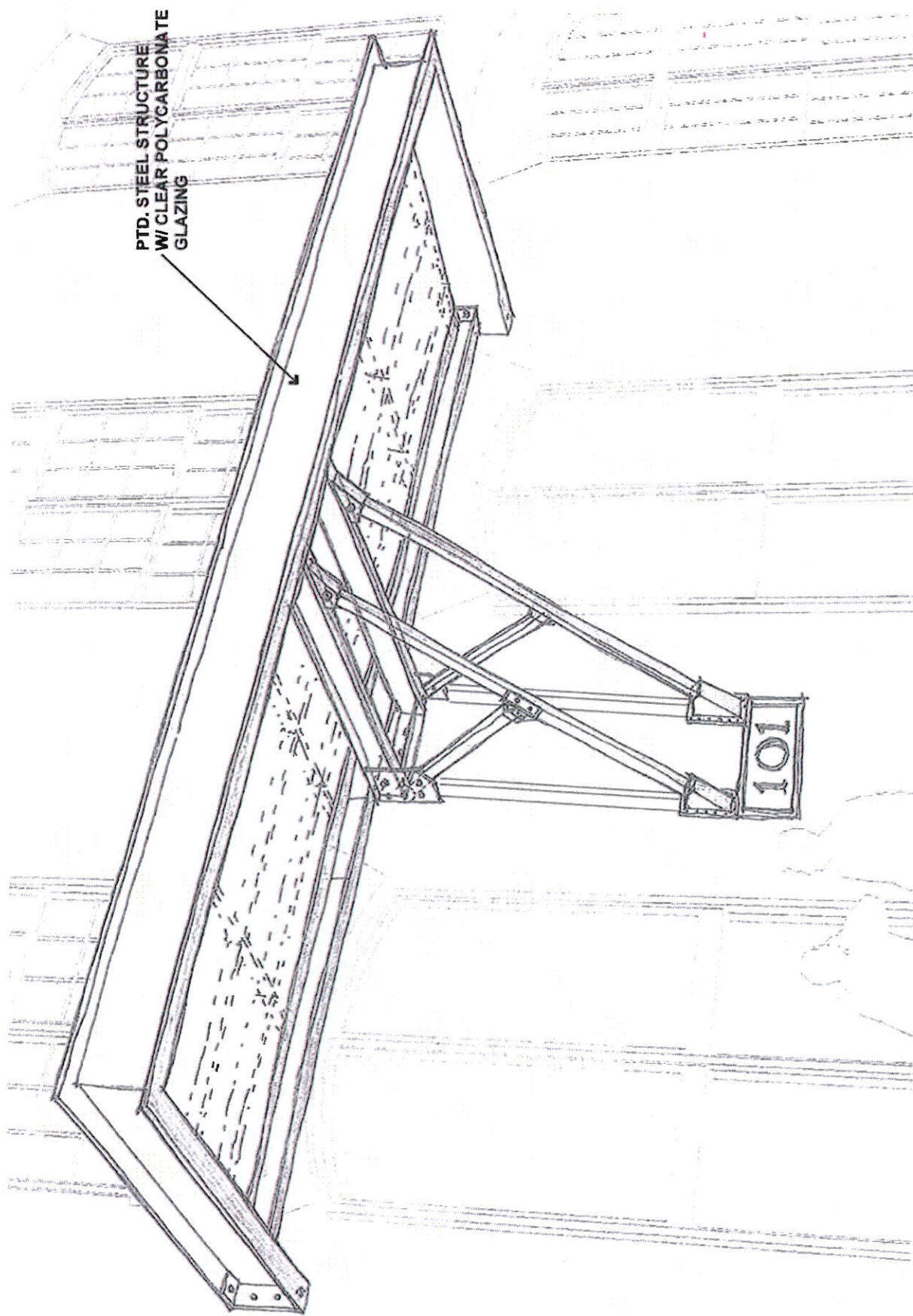




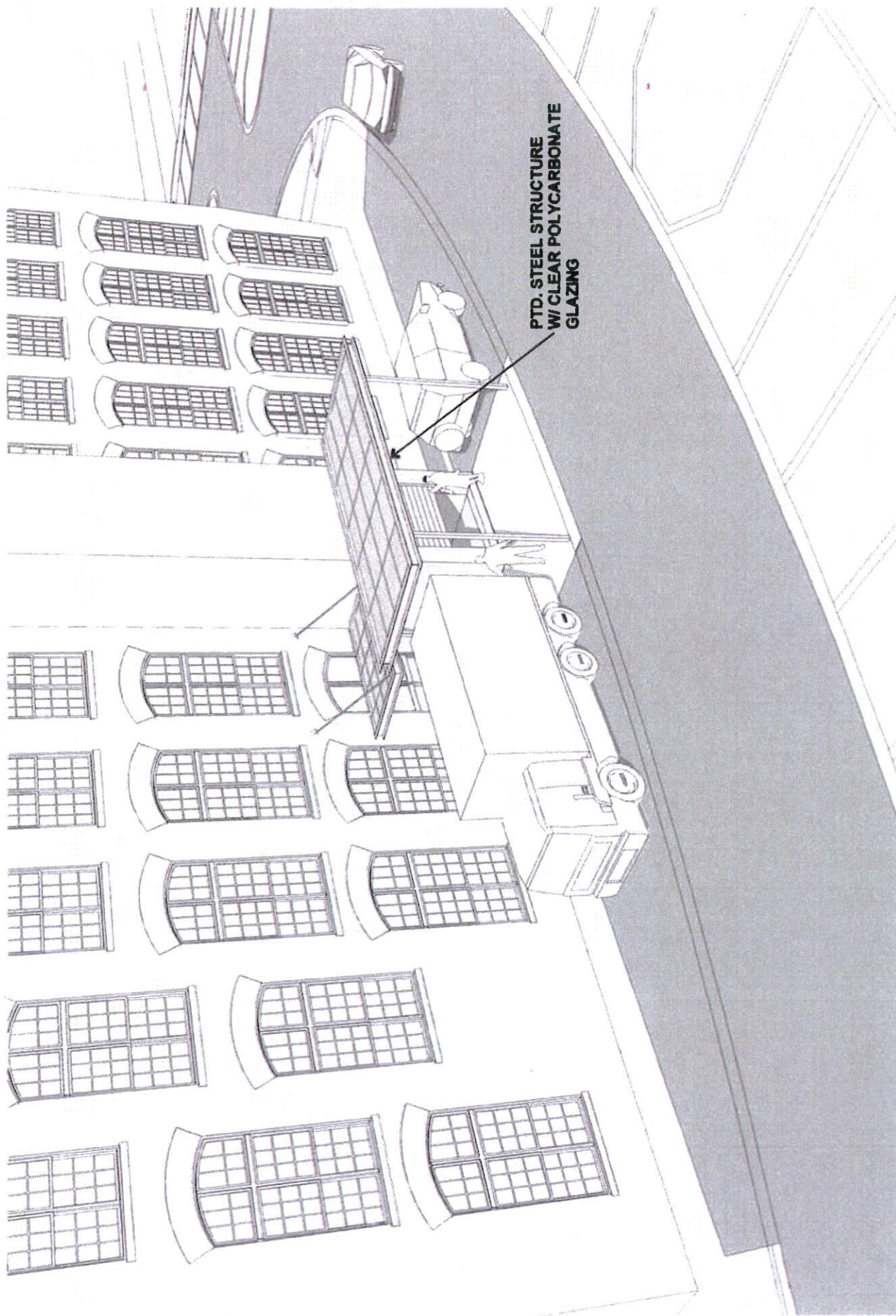


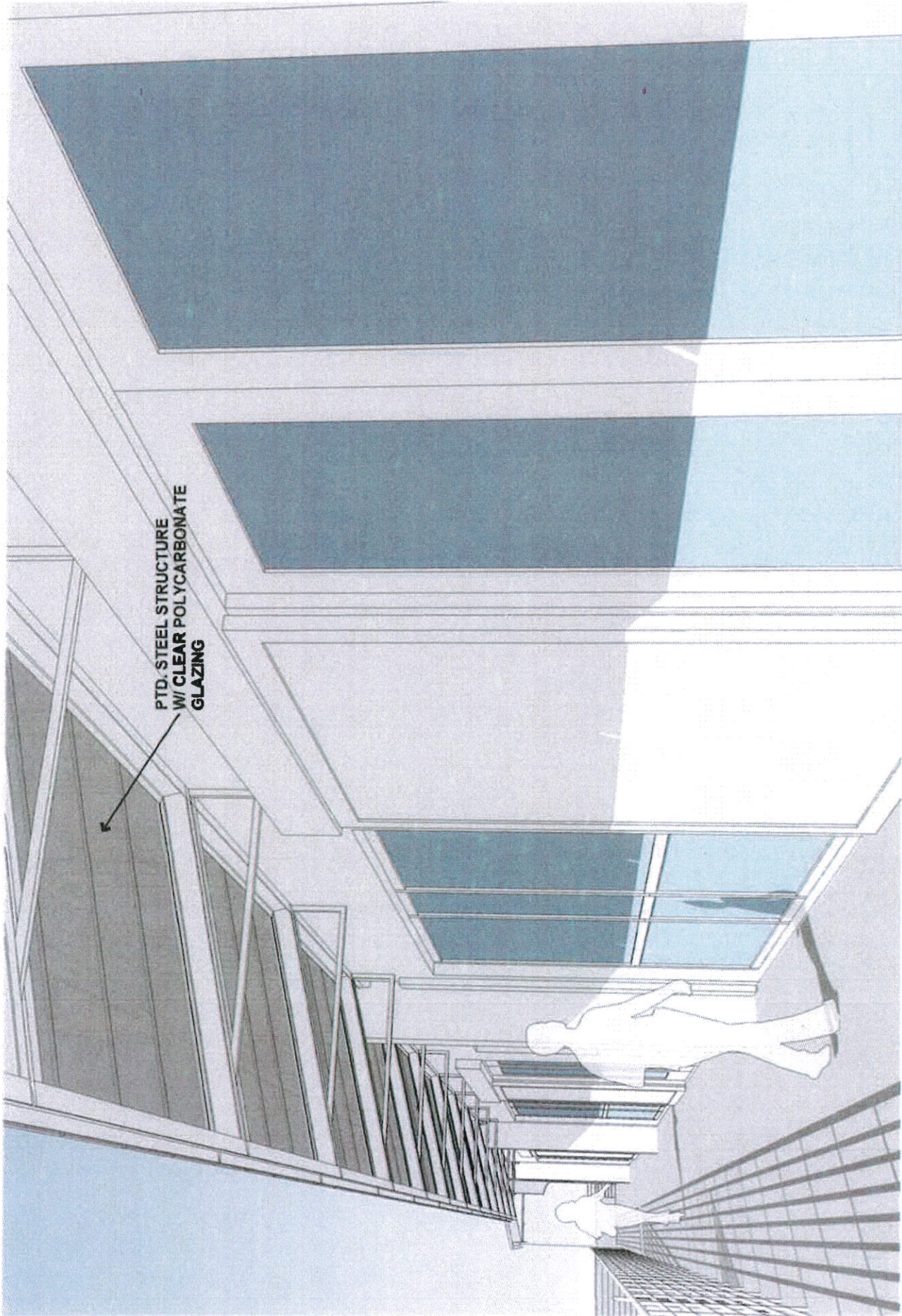


PTD. STEEL STRUCTURE
W/ CLEAR POLYCARBONATE
GLAZING









PTD. STEEL STRUCTURE
W/ CLEAR POLYCARBONATE
GLAZING

